

113 Dawson Wharf View SE
Chestermere, Alberta

MLS # A2202418



\$619,900

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,606 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: n/a

Welcome to this beautifully crafted 3-bedroom, 2.5-bathroom home by TRUMAN, located in the desirable community of Dawson Landing in Chestermere, Alberta. Nestled just east of Calgary, Chestermere offers the perfect blend of serene lakeside living and urban convenience. With easy access to local amenities, schools, parks, and shopping, Dawson Landing is an ideal location for families and those seeking a peaceful retreat with the benefits of city proximity. As you enter this thoughtfully designed home, you are greeted by an expansive open-concept layout that maximizes space and light. The chef's kitchen is a standout feature, showcasing full-height cabinetry with soft-close doors and drawers, a stylish quartz countertop eating bar, premium stainless steel appliances, and a spacious pantry. The kitchen flows effortlessly into the dining area and great room, making it an ideal space for family gatherings and entertaining. The main floor is highlighted by 9' ceilings, luxury vinyl plank flooring, a convenient 2-piece bathroom, a mudroom, and a separate side entrance for added practicality. Upstairs, the luxurious primary bedroom offers a tray ceiling, a 3-piece ensuite, and a walk-in closet. The upper level also includes a central bonus room, two additional bedrooms, a full bathroom, and a dedicated laundry area, providing the perfect balance of private and shared living spaces. The unfinished basement, with its separate side entrance, offers endless possibilities for customization to suit your unique needs, whether you envision a home gym, additional living space, or an in-law suite. Dawson Landing offers the best of Chestermere living with its tranquil setting, yet remains just a short drive from Calgary's major highways, making commuting and accessing the city's amenities simple and stress-free. Enjoy a lakeside lifestyle, recreational activities, and a

family-friendly community, all just minutes away from your front door. Discover what makes this beautiful community in Chestermere the perfect place to call home. [*Photo Gallery of Similar Home](#)