

**151 Dawson Wharf Mount  
Chestermere, Alberta**

**MLS # A2292338**



**\$869,900**

<b>Division:</b>	Dawson's Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,688 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** None

Welcome to 151 Dawson Wharf Mount, a beautifully designed two-storey home offering over 2,680 square feet of thoughtfully planned living space in the growing community of Dawson's Landing in Chestermere. Built in 2025, this newly constructed residence combines modern design, generous space, and practical features that support comfortable family living and entertaining. Situated on a 46-foot lot, the home features five bedrooms, four bathrooms, and a triple attached garage, providing plenty of room for both daily life and hosting guests. The main floor welcomes you with an open and functional layout designed for both everyday comfort and gatherings. A spacious great room anchored by an electric fireplace creates a warm and inviting focal point, while large windows allow natural light to fill the living space. The kitchen is thoughtfully designed for cooking and entertaining, featuring built-in appliances and a separate spice kitchen that provides additional preparation space and keeps the main kitchen organized. A bedroom and full bathroom on the main level add flexibility, making it ideal for guests, extended family, or a home office setup. Upstairs, the home continues to impress with four additional bedrooms and a well-planned layout that balances privacy and shared living areas. The primary bedroom offers a relaxing retreat complete with a spacious walk-in closet and a luxurious five-piece ensuite featuring a glass and tile shower. The upper floor also includes a central bonus room that can be used as a media space, playroom, or additional family lounge. A convenient laundry room with sink adds functionality to the upper level and simplifies everyday routines. The home also includes several practical features that add long-term value and convenience. A side entrance and basement rough-ins provide excellent potential for future development, allowing

the next owner to customize additional living space if desired. Outside, a rear deck with stairs to grade creates a comfortable setting for outdoor dining or relaxing during the warmer months. The triple attached garage and ample driveway parking ensure there is plenty of space for vehicles and storage. Living in Dawson's Landing offers the opportunity to enjoy a welcoming and expanding community in Chestermere. The neighborhood features parks and green spaces and is just a short drive from the amenities of Chestermere Lake, schools, shopping, and everyday services. Residents benefit from the peaceful feel of a newer community while still maintaining convenient access to Calgary and surrounding areas, making Dawson's Landing an attractive place to call home for families and professionals alike. Book your private showing today!