

**286 Dawson Wharf Rise  
Chestermere, Alberta**

**MLS # A2306258**



**\$898,551**

<b>Division:</b>	Dawson's Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,619 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to this beautifully designed 5-bedroom, 3-bath home in the growing community of Dawson's Landing, Chestermere. Built by NuVista Homes, this farmhouse-style home offers exceptional space and functionality for modern living. The main floor features 9' ceilings, luxury vinyl plank flooring, and a natural gas fireplace with full-height tile surround. The kitchen is equipped with quartz countertops, extended upper cabinetry, and an upgraded Samsung appliance package. A side entrance provides excellent potential for future basement development (subject to approval). With five bedrooms, this home is ideal for growing families. A triple car garage adds convenience and storage. Located near parks, pathways, and amenities, this home offers space, flexibility, and long-term value. Some photos are a representative.