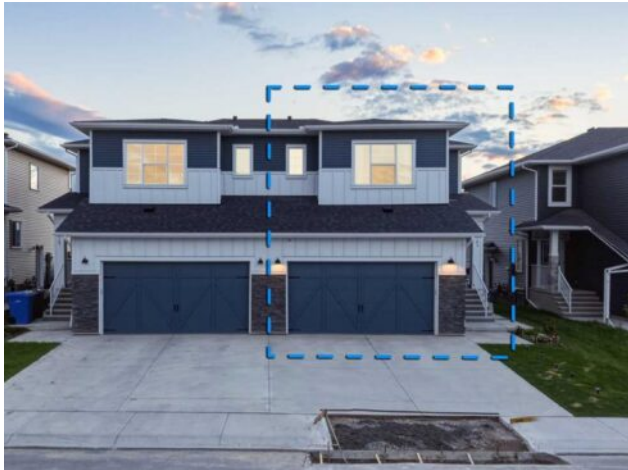


163 DAWSON WHARF RISE Mount Chestermere, Alberta

MLS # A2322897



\$620,000

Division:	Dawson's Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,955 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Veneer, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: NEGOTIABLE

Welcome to this stunning 2024-built home in the sought-after community of Dawson's Landing, offering 1,980 sq. ft. of thoughtfully designed living space. Still covered under new home warranty, this property combines modern comfort, future-ready upgrades, and an unbeatable family-friendly location. ****TOP 5 REASONS TO CONSIDER:** (1) Builder installed EV charging outlet(2) 13 ft covered Patio & Deck (3) Upgraded Appliances (4) NO CARPET on Stairs and Bonus Room (5) Backing to FUTURE SCHOOL and Soccer Play Ground.**You'll enjoy added privacy, open views, and the convenience of having accessibility to playground. Inside, the home features 9-foot ceilings, a bright open-concept layout, and a spacious 13-foot covered deck perfect for relaxing or entertaining. Built with tomorrow in mind, this home comes with 240V EV Plug-in and rough-ins for future solar panels, and offers a separate side entrance providing excellent potential for future basement development (subject to approvals). Located in the growing community of Dawson's Landing, you'll be minutes from Chestermere Lake, shopping, restaurants, parks, walking pathways, and schools, while enjoying quick access to Calgary and major routes. The community also features planned eco-parks, wetlands, and extensive walking trails designed for active family living.