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GRASSROOTS REALTY GROUP

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345 Dawson Wharf Road Chestermere, Alberta

MLS # A2352624

$596,800

Division:	Dawson's Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,895 sq.ft.	**Age:**	2025 (1 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Front Yard, Interior Lot		

Heating:	Central, Natural Gas	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	TBD
Foundation:	Poured Concrete	**Utilities:**	-

Features: Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Tankless Hot Water, Vinyl Windows

Inclusions: NA

4 BEDROOMS | SEPARATE SIDE ENTRANCE | DOUBLE ATTACHED GARAGE | EXCELLENT CURB APPEAL Welcome to this beautifully designed home by Broadview Homes, offering exceptional curb appeal, 4 bedrooms, modern living space, a functional open-concept layout, and upscale finishes throughout. Step inside to discover 9-foot ceilings, wide-plank luxury vinyl flooring, and a bright, airy main floor filled with natural light. The stunning kitchen is a standout feature, complete with full-height cabinetry, soft-close doors and drawers, stainless steel appliances, and a large central island with seating—perfect for both everyday living and entertaining. A convenient walkthrough pantry connects directly to the mudroom and garage, making grocery drop-offs seamless. The kitchen flows effortlessly into the dining area and spacious great room, creating an inviting space for family gatherings and entertaining. A convenient 2-piece powder room completes the main level. Upstairs, you'll find 4 generously sized bedrooms and upper-level laundry for added convenience. The spacious primary retreat features a walk-in closet and a luxurious 4-piece ensuite. The remaining bedrooms share a well-appointed 4-piece bathroom, making this home ideal for growing families. The basement features 9-foot ceilings, rough-in plumbing, and a separate side entrance, offering excellent potential for future development, a secondary living space, or an income-generating suite (subject to municipal approval and permitting). Additional highlights include a double attached front garage, large driveway, and thoughtful design throughout. With west-facing frontage and an east-facing backyard, you'll enjoy abundant natural light throughout the day. This is your opportunity to own a stunning new Broadview Homes build that combines style, functionality, and future

potential. Book your private showing today.

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