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GRASSROOTS REALTY GROUP

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369 Dawson Wharf Road Chestermere, Alberta

MLS # A2352671

$539,800

Division:	Dawson's Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,634 sq.ft.	**Age:**	2025 (1 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Central, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	**Zoning:**	TBD
Foundation:	Poured Concrete	**Utilities:**	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: NA

Welcome to this beautifully designed home by Broadview Homes, offering modern living space with 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 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 large pantry completes the kitchen area. The kitchen flows effortlessly into the dining area and spacious great room, creating an inviting space for family gatherings. A 2-piece powder room completes the main level. Upstairs, you’ll find generously sized bedrooms, a central bonus room, and upper-level laundry for added convenience. The primary retreat offers a walk-in closet and a 4-piece ensuite. The remaining bedrooms share a well-appointed 4-piece bathroom, making it ideal for growing families. The basement features 9-foot ceilings, rough-in plumbing, and a separate side entrance, offering excellent potential for future development or a secondary living space. Additional highlights include a double attached front garage and a large driveway. With west-facing frontage and an east-facing backyard, you’ll enjoy great natural light throughout the day. Don’t miss your opportunity to own this stunning new home by Broadview Homes, book your showing today.

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