

**137 Dawson Wharf View  
Chestermere, Alberta****MLS # A2230081****\$539,900**

<b>Division:</b>	Dawson's Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,605 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Interior Lot, Lake, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Granite, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in		

**Inclusions:** NA

Step into the perfect blend of luxury, comfort, and convenience with this meticulously crafted 3-bedroom, 2.5-bathroom home by TRUMAN—one of Alberta's most trusted builders. Located in the sought-after community of Dawson Landing, just minutes from Calgary, this home offers the serenity of small-town living without sacrificing big-city amenities. From the moment you walk through the door, you'll be captivated by the open-concept design, soaring 9' ceilings, and abundance of natural light. The chef-inspired kitchen is a true showstopper, featuring full-height soft-close cabinetry, gleaming quartz countertops, a spacious eating bar, premium stainless steel appliances, upgraded gas stove, and a walk-in pantry—all designed to make entertaining effortless. The main floor boasts luxury vinyl plank flooring, a stylish 2-piece bathroom, a practical mudroom, and a separate side entrance—ideal for future basement development or private suite potential (subject to approval and permitting by the city/municipality). Upstairs, unwind in the elegant primary retreat complete with a tray ceiling, walk-in closet, and a sleek 3-piece ensuite. A central bonus room offers versatile space for a home office, media lounge, or play area, while two additional bedrooms, a full bath, and an upper-level laundry room provide everything your family needs. The unfinished basement with its own private entrance opens up endless possibilities—whether you're envisioning a home gym, income-generating suite, or personal rec room, with 3 windows you can easily fit 2-3 extra beds and a full bath. Set in a peaceful lakeside community surrounded by parks, schools, and shopping, Dawson Landing delivers the lifestyle you've been looking for. Enjoy year-round outdoor activities, a welcoming neighborhood atmosphere, and

seamless access to Calgary's major routes. 20x20 Garage will be built this Summer by TRUMAN. Yard will have material added and graded with SOD/grass installed in front yard. Don't miss your chance to own a brand-new home in one of Chestermere's most exciting communities—schedule your private showing today and discover the value and lifestyle Dawson Landing has to offer!