

397 DAWSON WHARF Road  
Chestermere, Alberta

MLS # A2212979



**\$636,000**

<b>Division:</b>	Dawson's Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,621 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>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance		

**Inclusions:** NA

Welcome to our brand new 2025-built home, offering 1,620.94 sq ft of beautifully designed living space. This stunning property features 3 spacious bedrooms, 2.5 bathrooms, bonus room and a double detached garage will be built by the builder and is scheduled for completion this summer, adding future convenience and value. Open floor plan with upgarded appliances. Situated on a traditional lot, this home comes with a separate side entrance to the basement, 9&rsquo; basement ceilings, two large windows and plumbing rough-ins already completed, making it perfectly set up for future basement development. Enjoy the ease of being within walking distance to major amenities, three nearby parks and Rainbow Creek School, with even more schools and shopping just minutes away. Do not miss your chance to own this incredible home in a prime location, schedule your showing today!