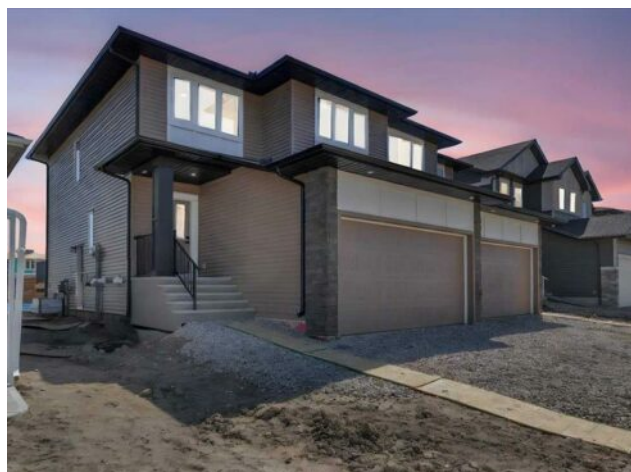


190 Dawson Wharf Rise Chestermere, Alberta

MLS # A2215193



\$650,000

Division:	Dawson's Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,884 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)

Inclusions: N/A

Welcome to your dream home in the vibrant family neighbourhood of Dawson's Landing in Chestermere! This brand new semi-detached, two-story home built by AWARD WINNING BUILDER NUVISTA HOMES, offers a well thought out and spacious floor plan with a SEPARATE SIDE ENTRANCE TO THE BASEMENT, perfect for future development. Enjoy the sunny open floor plan with modern white finishes and luxury vinyl flooring, creating a sophisticated and inviting ambiance. The main floor showcases a versatile office/den, ideal for remote work or study. The heart of the home is the trendy kitchen, complete with extended upper cabinets, quartz countertops and a beautiful and CONVENIENT FULLY EQUIPPED SPICE KITCHEN. This culinary haven is designed for both cooking and entertaining, making every meal a delightful experience. On the second floor, you'll find a central bonus room, perfect for relaxation and family get-togethers. The luxurious primary ensuite a perfect private retreat, while the generously sized second and third bedrooms both feature walk in closets, ensuring ample storage for all. There is also an upstairs laundry room to make life easier. Located just under 25 minutes from downtown, this home offers quick access to miles of bike paths, walking trails, and a myriad of recreational activities such as swimming and skating. Every possible amenity is at your fingertips. Don't miss the opportunity to own this incredible home with QUICK POSSESSION available. Experience the perfect blend of modern comfort and a vibrant community lifestyle in Dawsons Landing.