



**246 Dawson Wharf Rise
Chestermere, Alberta**

MLS # A2291925



\$988,981

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,155 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: n/a

Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features. Discover this exceptional 2025 home on a desirable corner lot with side entrance and 9' basement walls. Featuring 8' doors on the main floor, a main floor bed and full bath, flex room with barn door, mudroom bench with coat hooks, gas fireplace with mantle and floor-to-ceiling tile, BBQ gasline rough-in, vaulted bonus room, tray ceiling in the primary, and additional windows throughout. The executive kitchen offers built-in stainless steel appliances, gas cooktop, fridge with water and ice, plus a spice kitchen with gas range, double bowl sink, and french door. Upstairs you'll find a luxurious 5-piece ensuite with tiled walk-in shower and soaker tub, shower in the main floor bath, plus two other bathrooms upstairs with dual sinks and tile flooring in all bathrooms. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring a full range of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are a representative.