



GRASSROOTS
REALTY GROUP

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271 Dawson Wharf Rise
Chestermere, Alberta

MLS # A2305519



\$885,900

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,701 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: None

Welcome to 271 Dawson Wharf Rise, an exceptional brand-new Trico Homes Springhill model offering over 2,680 square feet of thoughtfully designed living space in the growing lakeside community of Dawson in Chestermere. Situated on a spacious 46-foot lot with a TRIPLE ATTACHED GARAGE, this beautifully crafted two-storey home combines elegant finishes, flexible living spaces, and a functional layout designed to accommodate today's modern families, multi-generational households, and those who love to entertain. From the moment you enter, you'll appreciate the bright, open-concept design enhanced by large windows that fill the home with natural light. The heart of the main floor is the chef-inspired kitchen, complete with built-in appliances, extensive cabinetry, generous quartz counter space, and a large central island perfect for gathering with family and friends. A fully equipped SPICE KITCHEN provides additional preparation space, making entertaining and everyday cooking effortless. The spacious dining area flows seamlessly into the inviting great room, where a sleek electric fireplace creates a warm and welcoming focal point. A versatile flex room offers endless possibilities as a home office, children's playroom, or study, while the main floor bedroom and full bathroom provide an ideal setup for guests, extended family, or those seeking convenient main-level living. A practical mudroom helps keep daily routines organized. The upper level has been thoughtfully planned to maximize both privacy and functionality. A centrally located bonus room creates the perfect gathering space for movie nights, a children's retreat, or a quiet lounge area. Four spacious bedrooms include a luxurious primary suite designed as a relaxing escape, complete with a large walk-in closet and an elegant 5-piece ensuite featuring dual vanities, a glass and tile shower, and

a soaker tub. A secondary bedroom enjoys the convenience of its own private ensuite, while the remaining bedrooms are serviced by an additional full bathroom. A dedicated upper-floor laundry room with built-in sink adds everyday convenience. The unfinished basement offers outstanding future potential with BASEMENT SUITE ROUGH-INS already in place and a separate side entrance, providing flexibility for future development, additional living space, or a secondary suite where permitted. Outside, the generous rear deck with stairs to grade creates the perfect setting for summer barbecues, outdoor dining, and relaxing evenings while enjoying your new backyard. Every detail has been carefully considered to deliver exceptional comfort, functionality, and long-term value. Living in Dawson means enjoying the best of Chestermere's growing lifestyle. You'll be surrounded by scenic walking pathways, future parks, playgrounds, nearby schools, shopping, and the recreational opportunities that make Chestermere such a sought-after destination. Head to the showhome for more information today!