



**283 Dawson Wharf Rise
Chestermere, Alberta**

MLS # A2315018



\$824,159

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,550 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	4
Garage:	Stall, Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

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

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

Inclusions: N/A

Welcome to the Pierce 2, built by Sterling Homes, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features! Luxury meets flexibility in this stunning 2025 home. Featuring LVP throughout the main floor, a triple garage, side entrance, and 9' basement walls, it's designed for modern living. The executive kitchen offers built-in stainless steel appliances, gas cooktop, fridge with water/ice, granite and quartz counters, plus a fully equipped spice kitchen. Enjoy two primary bedrooms, including a 5-piece ensuite with tiled walk-in shower. Vaulted bonus room, flex room, electric fireplace, and additional windows complete this exceptional home. 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 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 smart touchscreen hub. Some photos are a representative.