



**GRASSROOTS**  
REALTY GROUP

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**246 Dawson Wharf Rise  
Chestermere, Alberta**

**MLS # A2321266**



**\$949,600**

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

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

**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. RMS measurements are based on blueprints and subject to change. Buyer to verify with seller prior to purchase.