



GRASSROOTS
REALTY GROUP

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**289 Dawson Wharf Rise
Chestermere, Alberta**

MLS # A2329702



\$699,851

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,299 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3
Garage:	Double 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:	Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-

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

Inclusions: n/a

Impressive home with side entrance, 9' basement walls, widened garage, rear deck with BBQ gas line rough-in, plus main floor bedroom and full bath. Enjoy LVP throughout the main, added windows throughout, upper laundry, vaulted bonus room, paint-grade railing with iron spindles, and a full-width electric fireplace with tile face and capped ledge. Kitchen features stainless steel appliances, chimney hood fan, gas range, built-in microwave, fridge with ice/water, pendant lighting, and walk-in pantry with French door. The 5-piece ensuite includes a soaker tub, bank of drawers, and tiled fiberglass shower with niche and glass barn door. 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 representative.