



GRASSROOTS
REALTY GROUP

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271 Dawson Wharf Rise
Chestermere, Alberta

MLS # A2352367

\$879,900

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, a stunning BRAND-NEW TRICO HOMES SPRINGHILL MODEL offering OVER 2,680 SQ. FT. OF LIVING SPACE in the growing community of Dawson in Chestermere. Situated on a spacious 46-FOOT LOT, this beautifully designed home features 5 BEDROOMS, 4 FULL BATHROOMS, a TRIPLE ATTACHED GARAGE, MAIN-FLOOR BEDROOM AND FULL BATHROOM, SPICE KITCHEN, and SEPARATE SIDE ENTRANCE WITH BASEMENT SUITE ROUGH-INS. Thoughtfully designed for modern families, this home combines elegant finishes with exceptional functionality. The bright OPEN-CONCEPT MAIN FLOOR welcomes you with expansive windows and an abundance of natural light. The chef-inspired kitchen features BUILT-IN APPLIANCES, QUARTZ COUNTERTOPS, extensive cabinetry, and a large central island ideal for entertaining. A separate SPICE KITCHEN provides additional preparation space and convenience. The spacious dining area flows seamlessly into the inviting great room, where a contemporary ELECTRIC FIREPLACE creates a warm focal point. A versatile FLEX ROOM offers the perfect space for a home office or study, while the MAIN-FLOOR BEDROOM AND FULL BATHROOM provide an ideal arrangement for guests or multi-generational living. A practical mudroom completes this level. Upstairs, FOUR SPACIOUS BEDROOMS, a CENTRAL BONUS ROOM, and a dedicated LAUNDRY ROOM WITH SINK offer comfort and convenience. The luxurious primary retreat features a WALK-IN CLOSET and a beautifully appointed 5-PIECE ENSUITE with dual vanities, a glass-enclosed shower, and a relaxing soaker tub. A secondary bedroom includes its own PRIVATE ENSUITE, while the remaining bedrooms share an additional full bathroom. The spacious bonus room

provides an inviting setting for family movie nights or relaxation. The UNFINISHED BASEMENT offers excellent future development potential with a SEPARATE SIDE ENTRANCE and BASEMENT SUITE ROUGH-INS, providing flexibility for additional living space or a future secondary suite, subject to municipal approvals. Outside, the generous REAR DECK WITH STAIRS TO GRADE is perfect for outdoor entertaining, while the TRIPLE ATTACHED GARAGE provides ample parking and storage. Living in DAWSON IN CHESTERMERE means enjoying a welcoming community surrounded by scenic pathways, planned parks, playgrounds, and convenient access to schools, shopping, and everyday amenities. With CHESTERMERE LAKE nearby, residents can enjoy year-round outdoor recreation while remaining a short drive from Calgary. Experience modern living in this exceptional new home. VISIT THE SHOWHOME TODAY FOR MORE INFORMATION!