

## 281 Dawson Wharf Road Chestermere, Alberta

MLS # A2250140



\$749,500

Division: Dawson's Landing Residential/House Type: Style: 2 Storey Size: 2,280 sq.ft. Age: 2025 (0 yrs old) **Beds:** Baths: Garage: Double Garage Attached Lot Size: 0.09 Acre Lot Feat: Back Yard

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

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

Inclusions:

N/A

Introducing the impressive Denali 4. Built by a trusted builder, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. 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 that may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring a full package 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. A side entrance offers future potential, while the main floor features a bedroom and full bath with a walk-in shower— perfect for guests or extended stays. The modern kitchen includes stainless steel appliances, plus a fully equipped spice kitchen with gas range and pantry shelving. The great room shines with a striking floor-to-ceiling tiled electric fireplace, and the rear deck is ideal for outdoor relaxing. Upstairs, unwind in the 5-piece ensuite with soaker tub, walk-in shower, and tile flooring throughout all bathrooms. Additional windows bring in natural light at every turn! Photos are representative.\*Photos/renderings are of a similar model and are for illustrative purposes; actual home, finishes, and details may vary.