

87 Dawson Wharf Mount  
Chestermere, Alberta

MLS # A2252284



\$874,425

|             |                                                                                                                                          |            |                  |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------|
| Division:   | Dawson's Landing                                                                                                                         |            |                  |
| Type:       | Residential/House                                                                                                                        |            |                  |
| Style:      | 2 Storey                                                                                                                                 |            |                  |
| Size:       | 2,338 sq.ft.                                                                                                                             | Age:       | 2024 (1 yrs old) |
| Beds:       | 7                                                                                                                                        | Baths:     | 5                |
| Garage:     | Double Garage Attached                                                                                                                   |            |                  |
| Lot Size:   | 0.12 Acre                                                                                                                                |            |                  |
| Lot Feat:   | Back Yard                                                                                                                                |            |                  |
| Heating:    | Forced Air                                                                                                                               | Water:     | -                |
| Floors:     | Carpet, Vinyl Plank                                                                                                                      | Sewer:     | -                |
| Roof:       | Asphalt Shingle                                                                                                                          | Condo Fee: | -                |
| Basement:   | Finished, Full, Suite                                                                                                                    | LLD:       | -                |
| Exterior:   | Vinyl Siding, Wood Frame                                                                                                                 | Zoning:    | R-1              |
| Foundation: | Poured Concrete                                                                                                                          | Utilities: | -                |
| Features:   | Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Walk-In Closet(s) |            |                  |
| Inclusions: | N/A                                                                                                                                      |            |                  |

Welcome to the Denali 4 &ndash; where function meets elegant design. 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. 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&rsquo;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&mdash;all seamlessly controlled via an Amazon Alexa touchscreen hub. This thoughtfully designed home features a main floor bedroom and full bathroom. The gourmet kitchen boasts stainless steel appliances, a chimney hoodfan, and gas range, complemented by a spice kitchen with its own gas range, pantry shelving, and French door. Enjoy the open-concept great room with an electric fireplace and stunning floor-to-ceiling tile surround. Upstairs you'll find two primary bedrooms, including a luxurious 5-piece ensuite with tiled shower and soaker tub. Windows throughout fill the home with natural light. The fully developed basement of this home features a TWO BEDROOM LEGAL SUITE including full bathroom, 9' ceilings and convenient side entrance &mdash;perfect for extended family living. Photos are representative.