



GRASSROOTS
REALTY GROUP

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**249 Dawson Wharf Crescent
Chestermere, Alberta**

MLS # A2236048



\$973,350

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,740 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.14 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, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

This beautifully upgraded family home offers style, space, and functionality. 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. This home features a 3-car garage, main floor bedroom with full bath, and a side entrance for added flexibility. The executive kitchen shines with built-in stainless steel appliances, gas cooktop, chimney hoodfan, and a separate spice kitchen with gas range and French door. A walk-through pantry with wood shelving adds smart storage. Enjoy the warmth of the electric fireplace, vaulted ceiling in the bonus room, and extra windows for natural light. The luxurious 5-piece ensuite includes a soaker tub and a stunning walk-in tiled shower with dual glass walls. All bathrooms feature elegant tile flooring, and the upper main bath offers dual sinks—perfect for busy mornings. Photos are representative.