



GRASSROOTS
REALTY GROUP

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**271 Dawson Wharf Rise E
Chestermere, Alberta**

MLS # A2248131

\$939,900



Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,671 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: N/A

Welcome to the Springhill model—an expansive 2,684 sq. ft. home on a 46' lot in Dawson's Landing. Designed for flexibility and comfort, this home features 5 bedrooms, including a main floor bedroom and full bath—ideal for guests. Enjoy a chef-inspired built-in kitchen with a separate spice kitchen, perfect for entertaining. The upper floor boasts 4 bedrooms with a unique dual ensuite layout, a central bonus room, and a full laundry room with sink. The owner's bedroom offers a luxurious 5-piece ensuite with glass and tile shower. Additional features include a side entrance, basement rough-ins, a 13'x10' rear deck with stairs to grade, and an electric fireplace in the great room. Home under construction. Photos are representative. Anticipated possession January 2026.