



GRASSROOTS
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

**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

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: See Remarks

Exterior: Cement Fiber Board, Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: TBD

Utilities: -

Inclusions: N/A

Welcome to the Springhill model—an expansive 2,684 sq. ft. home on a 46'x100' 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.