



**281 Dawson Wharf Road  
Chestermere, Alberta**

**MLS # A2250140**



**\$768,400**

<b>Division:</b>	Dawson's Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,280 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Tankless Hot Water, Walk-In Closet(s)		
<b>Inclusions:</b>	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.