



GRASSROOTS
REALTY GROUP

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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 – 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’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 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 —perfect for extended family living. Photos are representative.