



GRASSROOTS
REALTY GROUP

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297 Dawson Wharf Road S
Chestermere, Alberta

MLS # A2257903



\$818,875

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,242 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Lake, Level, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)

Inclusions: N/A

Built by a trusted builder with over 70 years of experience, this home showcases designer-curated interiors tailored to feel personalized to you. The executive kitchen features stainless steel appliances, a gas range with chimney hood fan and microwave tower, Silgranit sink, black faucet, waterline to the fridge, and a spice kitchen with gas range. The main floor offers a full bathroom, a bedroom, and an electric fireplace with wall-to-wall tile, while luxury vinyl plank flooring runs throughout. With a widened garage, walkout basement, and rear 13'6"x10' deck with BBQ gas line rough-in, convenience is built in. Upstairs, the dual primary bedrooms each include an ensuite, with a 5-piece ensuite offering dual sinks and tiled shower walls. Bathrooms are finished with tiled floors and LVP in the laundry. Additional details such as paint-grade railings with iron spindles and 2024 specifications complete this modern, functional paired home. This energy-efficient home is Built Green certified, featuring triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing, buyers may be eligible for up to 25% mortgage insurance savings, and an electric car charger rough-in is included for future-ready convenience. Equipped with a full range of smart home technology, the duplex includes a programmable thermostat, Ring camera doorbell, smart front door lock, and motion-activated switches — all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are representative.*Photos/renderings are of a similar model and are for illustrative purposes; actual home, finishes, and details may vary.