



GRASSROOTS
REALTY GROUP

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**301 Dawson Wharf Road
Chestermere, Alberta**

MLS # A2263851



\$799,975

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,523 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

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

Inclusions: N/A

Discover the Pierce 2 — where modern design meets thoughtful functionality. 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. Energy efficient and smart home features, plus moving concierge services included in each home. This stunning home features a walkout basement, a main floor flex room with French doors, and a full bath with a walk-in shower. Only the garages are attached, offering the feel of a detached home. Enjoy a sleek kitchen with stainless steel appliances, gas range, and a separate spice kitchen with pantry shelving. The great room boasts an electric fireplace with tile surround, and the rear deck includes a BBQ gasoline rough-in. Upstairs, find two spacious primary bedrooms with walk-in showers; the main ensuite is a luxurious 5-piece retreat. Flooded with natural light and finished with LVP flooring, tile in baths, and quartz countertops throughout. 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 can 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 range 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. Photos are representative.