



GRASSROOTS
REALTY GROUP

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357 Dawson Wharf Road
Chestermere, Alberta

MLS # A2263871



\$674,850

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,946 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 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:	French Door, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: N/A

Welcome to the Abbott — a beautifully designed home offering space, style, and flexibility. 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. Energy efficient and smart home features, plus moving concierge services included in each home. This home features a separate entrance, a main floor bedroom, and a full bathroom with a walk-in shower — perfect for guests or extended family. Only the garages are attached, offering the feel of a detached home. The kitchen shines with stainless steel appliances, a gas range, and a walk-in pantry with a French door. Enjoy cozy evenings by the electric fireplace and sunny days on the rear deck with a BBQ gasline rough-in. Upstairs, the spacious primary bedroom includes a luxurious 5-piece ensuite. Bright, airy, and filled with natural light, the Abbott is ready to welcome you home. 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 a representative.