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285 Dawson Wharf Road Chestermere, Alberta

MLS # A2271696



\$725,350

Division: Dawson's Landing Residential/House Type: Style: 2 Storey Size: 2,280 sq.ft. Age: 2024 (1 yrs old) **Beds:** Baths: Garage: **Double Garage Attached** Lot Size: 0.09 Acre Lot Feat: Back Yard

Heating: Water: Forced Air, Natural Gas Sewer: Floors: Carpet, Ceramic Tile, Vinyl Plank Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full Exterior: Zoning: Stone, Vinyl Siding, Wood Frame **TBD** Foundation: **Poured Concrete Utilities:**

Features: Double Vanity, French Door, Kitchen Island, Open Floorplan, Separate Entrance, Smart Home, Tankless Hot Water, Walk-In Closet(s)

Inclusions: N/A

Welcome to the Denali 4 — a beautifully crafted detached home with attached garages, designed for flexibility, comfort, and modern living. 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 stunning kitchen with stainless steel appliances and a sleek chimney hoodfan, complemented by a fully equipped spice kitchen with gas range and pantry shelving. The main floor includes a valuable bedroom and full bathroom, ideal for guests or extended family. Relax in the great room around the electric fireplace with floor-to-ceiling tile, or step out onto the rear deck for effortless outdoor enjoyment. Upstairs, retreat to a luxurious 5-piece ensuite, while many windows throughout the home fill every space with natural light. Thoughtfully designed and exceptionally functional, the Denali 4 is built to suit a variety of lifestyles. 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 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. Plus, your move will be stress-free with a concierge service provided by Sterling Homes Calgary that handles all your moving essentials—even providing boxes! Photos are representative.