



**GRASSROOTS**  
REALTY GROUP

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**285 Dawson Wharf Road  
Chestermere, Alberta**

**MLS # A2271696**



**\$724,300**

<b>Division:</b>	Dawson's Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,280 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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 &mdash; 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 bedroom and full bathroom, ideal for guests. 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&rsquo;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&mdash;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&mdash;even providing boxes! Photos are representative.

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