



GRASSROOTS
REALTY GROUP

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**301 Dawson Wharf Road
Chestermere, Alberta**

MLS # A2275943



\$794,725

Division:	Dawson's Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,525 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	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Smart Home, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	N/A		

Discover the Pierce 2 - a modern, thoughtfully designed home by a trusted builder with over 70 years of experience. This energy-efficient home features designer-curated finishes, smart home technology, and moving concierge services included. The layout offers 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, providing the privacy and feel of a detached home. The sleek kitchen includes stainless steel appliances, a gas range, and a separate spice kitchen with pantry shelving. The great room features an electric fireplace, and the rear deck comes with a BBQ gas line. Upstairs are two spacious primary bedrooms, each with walk-in showers, including a luxurious five-piece main ensuite. Finished with LVP flooring, tile in bathrooms, and quartz countertops throughout. Built Green certified with triple-pane windows, high-efficiency furnace, solar-ready rough-in, EV charger rough-in, and a full smart home package.