



**56 Dawson Wharf Mount  
Chestermere, Alberta**

**MLS # A2291158**



**\$715,650**

<b>Division:</b>	Dawson's Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,512 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 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>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	French Door, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

Built by a trusted builder, 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 Modern Elegance Meets Everyday Comfort in The William. This beautifully designed bungalow offers comfort and elegance with a side entrance, developed basement featuring 2 bedrooms and a spacious rec area, and a main floor flex room with French doors perfect for a home office or den. The executive kitchen showcases built-in stainless steel appliances, a gas cooktop, waterfall island edge, and a walk-in pantry. Enjoy the bright, open layout with many windows, an electric fireplace in the great room, and tile flooring in all wet areas. The 5-piece ensuite is a true retreat with a tiled shower and relaxing soaker tub. 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, 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&mdash;all seamlessly controlled via an Amazon Alexa touchscreen hub.