

**285 Dawson Wharf Road
Chestermere, Alberta**

MLS # A2271696



\$724,300

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey, Attached-Side by Side		
Size:	2,280 sq.ft.	Age:	2024 (2 yrs old)
Beds:	5	Baths:	3
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:	Stone, Vinyl Siding, Wood Frame	Zoning:	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 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'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.