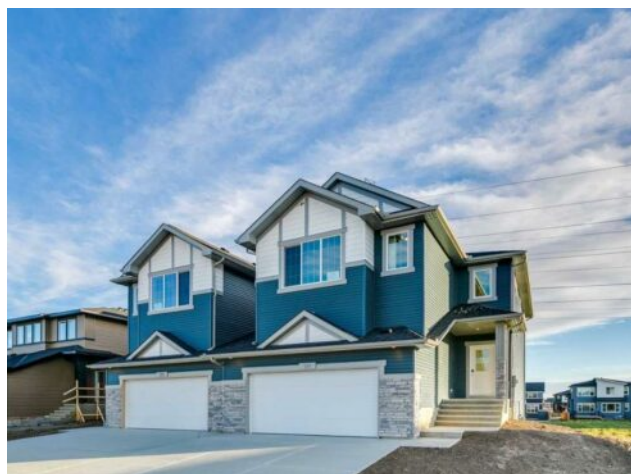


**297 Dawson Wharf Road S**  
**Chestermere, Alberta**

**MLS # A2257903**



**\$805,225**

|                  |                              |               |                  |
|------------------|------------------------------|---------------|------------------|
| <b>Division:</b> | Dawson's Landing             |               |                  |
| <b>Type:</b>     | Residential/House            |               |                  |
| <b>Style:</b>    | 2 Storey                     |               |                  |
| <b>Size:</b>     | 2,242 sq.ft.                 | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 4                            | <b>Baths:</b> | 4                |
| <b>Garage:</b>   | Double Garage Attached       |               |                  |
| <b>Lot Size:</b> | 0.09 Acre                    |               |                  |
| <b>Lot Feat:</b> | Lake, Level, Street Lighting |               |                  |

|                    |                          |                   |     |
|--------------------|--------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl Plank      | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle          | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                     | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame | <b>Zoning:</b>    | TBD |
| <b>Foundation:</b> | Poured Concrete          | <b>Utilities:</b> | -   |

**Features:** Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)

**Inclusions:** N/A

Built by a trusted builder with over 70 years of experience, this home showcases designer-curated interiors tailored to feel personalized to you. The executive kitchen features stainless steel appliances, a gas range with chimney hood fan and microwave tower, Silgranit sink, black faucet, waterline to the fridge, and a spice kitchen with gas range. The main floor offers a full bathroom, a bedroom, and an electric fireplace with wall-to-wall tile, while luxury vinyl plank flooring runs throughout. With a widened garage, walkout basement, and rear 13'6"x10' deck with BBQ gas line rough-in, convenience is built in. Upstairs, the dual primary bedrooms each include an ensuite, with a 5-piece ensuite offering dual sinks and tiled shower walls. Bathrooms are finished with tiled floors and LVP in the laundry. Additional details such as paint-grade railings with iron spindles and 2024 specifications complete this modern, functional paired home. This energy-efficient home is Built Green certified, featuring triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing, buyers may be eligible for up to 25% mortgage insurance savings, and an electric car charger rough-in is included for future-ready convenience. Equipped with a full range of smart home technology, the duplex includes a programmable thermostat, Ring camera doorbell, smart front door lock, and motion-activated switches &mdash; all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are representative.\*Photos/renderings are of a similar model and are for illustrative purposes; actual home, finishes, and details may vary.