

271 Dawson Wharf Rise E  
Chestermere, Alberta

MLS # A2248131

**\$939,900**



|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Dawson's Landing       |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 2,671 sq.ft.           | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 5                      | <b>Baths:</b> | 4                |
| <b>Garage:</b>   | Triple Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.12 Acre              |               |                  |
| <b>Lot Feat:</b> | Back Yard              |               |                  |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | See Remarks   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Cement Fiber Board, Stone, Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | TBD |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, Separate Entrance, Tankless Hot Water, Walk-In Closet(s) |                   |     |

**Inclusions:** N/A

Welcome to the Springhill model—an expansive 2,684 sq. ft. home on a 46' lot in Dawson's Landing. Designed for flexibility and comfort, this home features 5 bedrooms, including a main floor bedroom and full bath—ideal for guests. Enjoy a chef-inspired built-in kitchen with a separate spice kitchen, perfect for entertaining. The upper floor boasts 4 bedrooms with a unique dual ensuite layout, a central bonus room, and a full laundry room with sink. The owner's bedroom offers a luxurious 5-piece ensuite with glass and tile shower. Additional features include a side entrance, basement rough-ins, a 13'x10' rear deck with stairs to grade, and an electric fireplace in the great room. Home under construction. Photos are representative. Anticipated possession January 2026.