

**201 Dawson Wharf Road E
Chestermere, Alberta**

MLS # A2186368



\$694,250

Division:	Dawson's Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,178 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Separate Entrance, Smart Home, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: N/A

The Caspian 2 model offers exceptional design with a 9' knockdown ceiling on the main floor and a 9' basement ceiling, along with a side entrance for added convenience. The kitchen features a chimney hood fan, stainless steel appliances, an upgraded Silgranit sink, microwave appliance tower, waterline to the fridge, and a gas line to the range. A spice kitchen provides additional prep space. The main floor includes a full bedroom and bath, while the great room is enhanced by an electric fireplace with a tiled wall. Luxury Vinyl Plank (LVP) flooring is throughout the main floor and all wet areas, complemented by quartz countertops with undermount sinks. The 3-piece ensuite offers a fully tiled walk-in shower with bench and 6-mil glass sliding barn door. Black hardware adds modern appeal, and extra windows throughout, including in the basement, provide natural light. Enjoy the rear 11'6"x10' deck with a gas line rough in for BBQ.