

218 Dawson Wharf Rise E
Chestermere, Alberta

MLS # A2174613



\$639,000

Division:	Dawson's Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,885 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Level		

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

Features: Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Smart Home, Soaking Tub, Walk-In Closet(s)

Inclusions: N/A

Introducing the Hogan 4 by Sterling Homes! This 1,833 sq. ft. home features 3 bedrooms, 2.5 bathrooms, and a 2-car garage. Enjoy 9' knockdown ceilings on the main floor, a side entrance, and an executive kitchen with stainless steel appliances, chimney hood fan, upgraded silgranit sink, microwave tower, waterline to fridge, gas line to range, walk-through pantry, and flush eating ledge. The great room includes an electric fireplace with floor-to-ceiling tile, while Luxury Vinyl Plank (LVP) extends throughout the main floor and all wet areas. Quartz countertops with undermount sinks add elegance throughout. The 3-piece ensuite offers an undermount sink, a fully tiled walk-in shower with a bench, and a 6-mil sliding glass barn door. Additional highlights include paint-grade railing with iron spindles, black hardware, extra windows throughout, and a rear 9'6"x11'6" deck with a gas line for BBQ. Photos are representative.