

55 Dawson Wharf Mount
Chestermere, Alberta

MLS # A2174054



\$809,400

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,339 sq.ft.	Age:	2024 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Level, Street Lighting		

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, High Ceilings, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Smart Home, Soaking Tub, Walk-In Closet(s)

Inclusions: N/A

Introducing the Birkley 2 by Sterling Homes! This beautifully designed 2,264 sq. ft. home offers 4 bedrooms, 2.5 bathrooms, and a spacious 3-car garage. The open-concept main floor features 9' knockdown ceilings, an electric fireplace with wall-to-wall tile face, and a gourmet kitchen with stainless steel appliances, including a chimney hood fan, microwave tower, gas line to the range, and a walk-through pantry. Luxury Vinyl Plank flooring extends throughout the main floor and laundry room, while quartz or granite countertops and black interior hardware provide elegance throughout. Upstairs, you'll find a luxurious 5-piece ensuite with dual sinks, a soaker tub, a walk-in shower with tiled walls and a fiberglass base, and a sliding glass barn door. Additional highlights include paint-grade railing with iron spindles, tiled floors in all bathrooms, and extra storage with a walk-in pantry. This home is designed to meet your needs with style and functionality. *Photos are representative