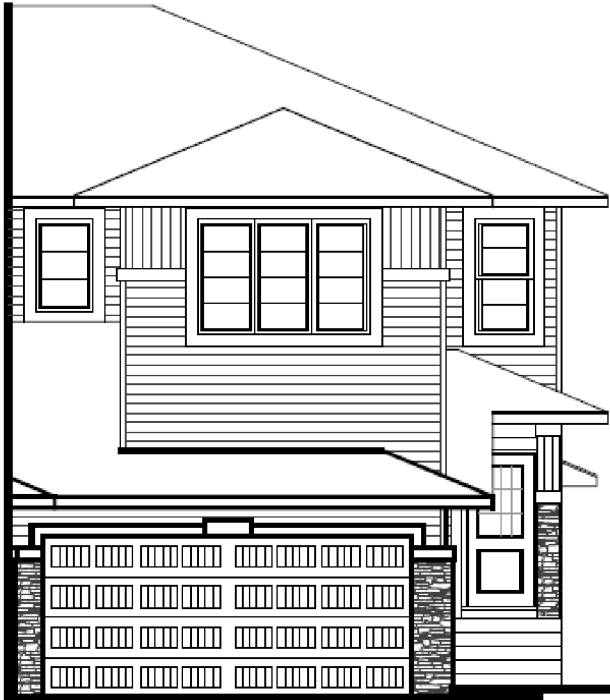






# VALMORE 3



## 170 Dawson Wharf Rise

📍 - Dawson's Landing, Chestermere  
Job #110008

-  **Total Sq. Ft. - 1702**
-  **Bedrooms - 3**
-  **Bathrooms - 2.5**
-  **Garage - 2 Car**

- 9' knockdown ceiling on main floor
- Side entrance
- Kitchen includes chimney hood fan, stainless steel appliances, upgraded silgranit sink, microwave appliance tower, waterline to fridge, gas line to range, walk-in pantry, and flush eating ledge
- Electric fireplace with wall detail
- Paint grade railing with iron spindles
- Luxury Vinyl Plank (LVP) throughout main floor and all wet areas
- Quartz countertops with undermount sinks throughout
- 4-piece ensuite includes dual undermount sinks, soaker tub, and fully tiled walk-in shower with bench; and 6-mil glass sliding barn door
- Black hardware throughout
- Extra windows throughout including basement
- Rear 9'x11' deck with gas line for BBQ
- February 2023 specifications



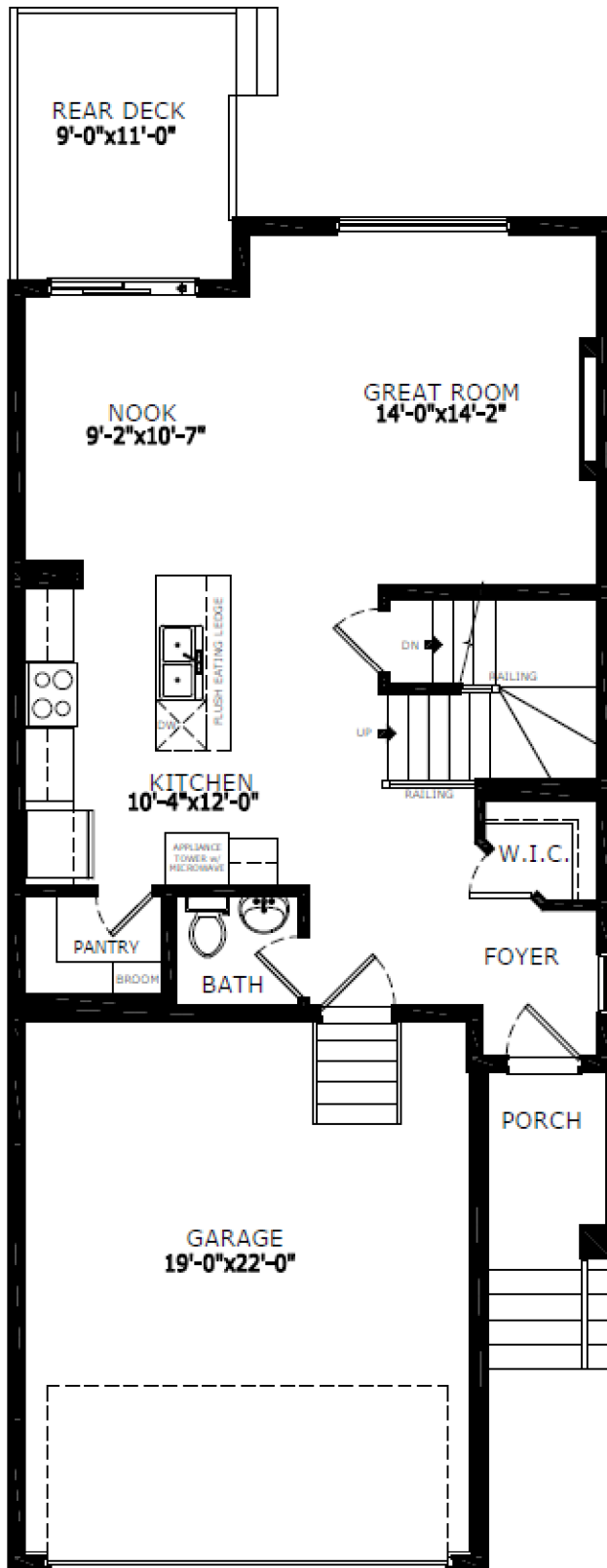
Contact: Doug Anderson & Abby Wells

P: 587-352-9930 E: dawsonslanding@sterlingcalgary.com

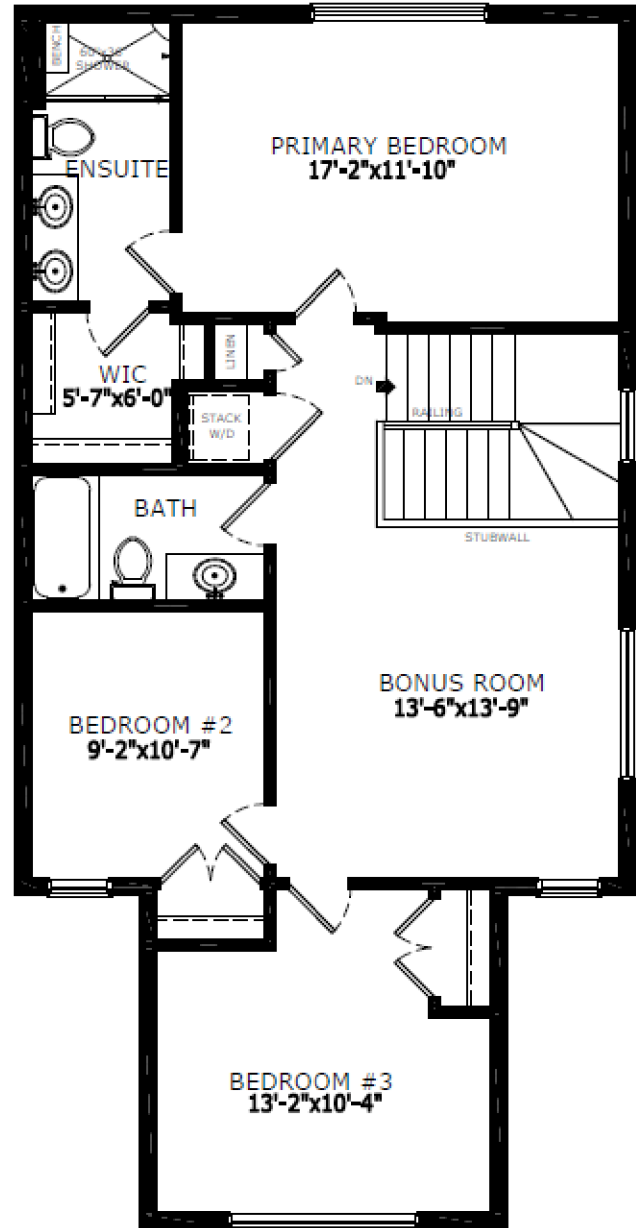
# VALMORE 3

# Sterling HOMES

A QUALICO Company



Main Level: 757 sq. ft.



Upper Level: 945 sq. ft.