

Address

**289 Dawson Wharf Road**

Job#

**180103**

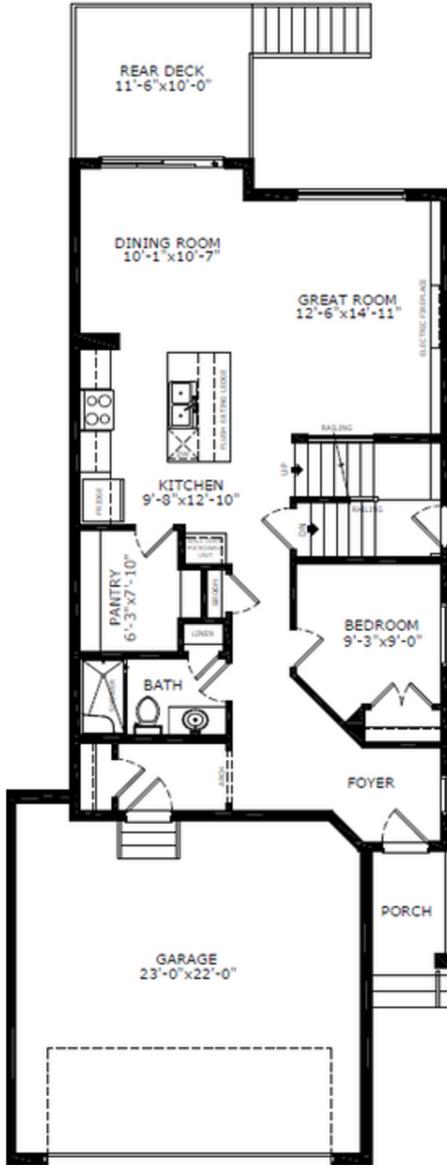
Total Sq. Ft. - 2228

Bedrooms - 4

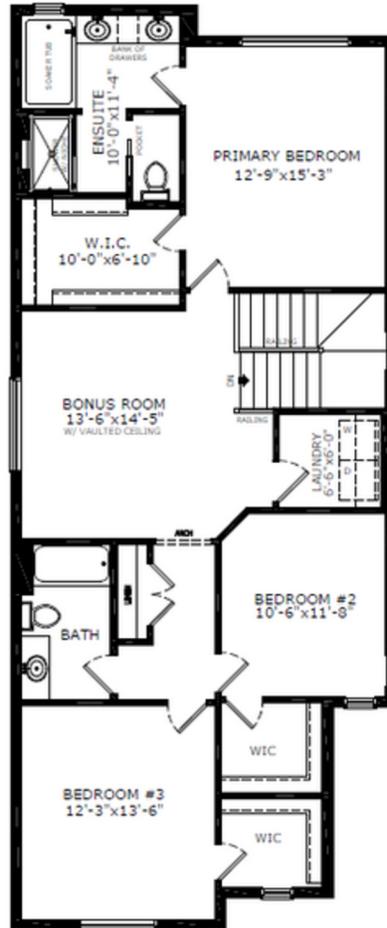
Bathrooms - 3

Garage - 2 Car

## Floorplan



Main Level: 997 sq. ft.



Upper Level: 1231 sq. ft.



**Doug Anderson**  
Area Manager



**Kevin Chavarro**  
Area Associate



Elevation



Lot Location

### Contact:

P: (587)352-9930

E: dawsonslanding@sterlingcalgary.com

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## Features



What others see as optional, we make essential. Every Sterling Home is built to a higher standard with our Smart Energy package, combining energy-efficient and Smart Home features. Enjoy comfort, convenience, and savings while reducing your environmental impact. Each home is BUILT GREEN® certified with an EnerGuide rating for sustainability and efficiency.

### Home Highlights

- 2025 Specifications
- Side entrance
- 9' basement wall height
- Widened garage
- Rear deck and BBQ gas line rough-in
- Main floor full bedroom and bath
- Full-width electric fireplace with tile face and tile capped ledge
- Paint grade railing with iron spindles
- Vaulted bonus room
- Upper floor laundry
- LVP throughout main floor
- Additional windows throughout

### Kitchen Elements

- Stainless steel appliances with chimney hoodfan, gas range and built in microwave
- Fridge with ice/water
- Pendant lighting
- Walk-in pantry with french door

### Bathroom Elements

- 5-piece ensuite with soaker tub and bank of drawers
- Fiberglass base with tiled walls, niche and glass barn door in ensuite
- Fiberglass shower in main floor bath
- Tile flooring in all bathrooms



## Home Interiors