

# PIERCE 2

Address  
**283 Dawson Wharf Rise**

Job#  
**180123**

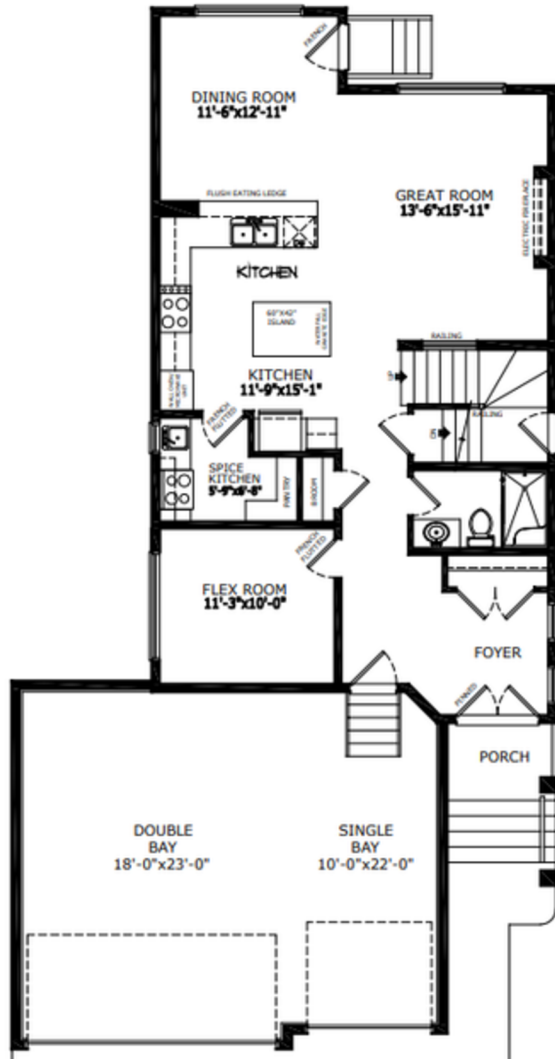
Total Sq. Ft. - 2548

Bedrooms - 4

Bathrooms - 4

Garage - 3 Car

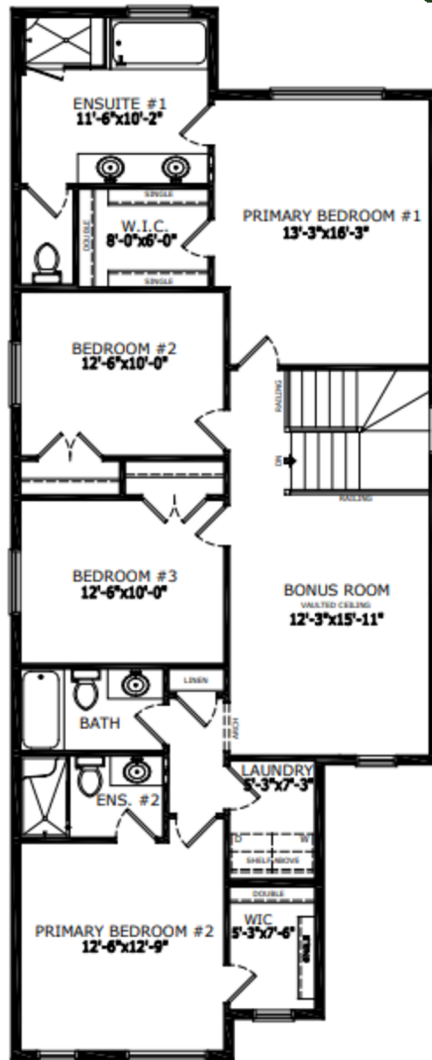
## Floorplan



Main Level: 1092 sq. ft.



**Doug Anderson**  
Area Manager



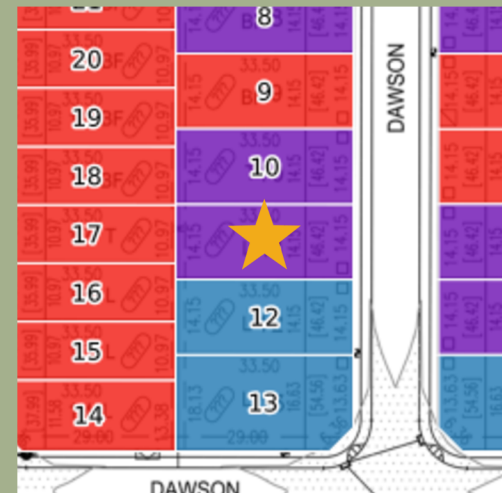
Upper Level: 1456 sq. ft.



**Kevin Chavarro**  
Area Associate



Elevation



Lot Location

### Contact:

P: 587-352-9930

E: dawsonslanding@sterlingcalgary.com

## Features



Without the Wait homes offer the benefit of moving in sooner, plus include these extra perks:

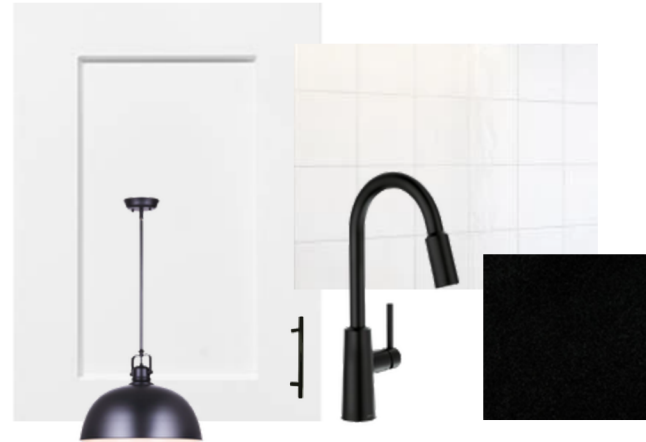
- **Curated Design:** Most popular floorplans and personalized interiors
- **Smart Energy:** Built-in energy efficiency and Smart Home features
- **Easy Move by Virtu:** Concierge services, moving totes, and a customer portal app
- **Sterling Built Rewards:** Exclusive perks, offers, and partnerships for homeowners

### Home Highlights

- 2025 Specifications
- Triple garage
- Side entrance
- 9' basement wall height
- Double 8' front entry doors
- Main floor flex room with french door
- Electric fireplace with mantle and tile below
- Paint grade railing throughout stairwell
- Vaulted ceiling in bonus room
- 2 primary bedrooms
- LVP throughout main floor
- Granite and quartz countertops with undermount sinks
- Additional windows

### Kitchen Elements

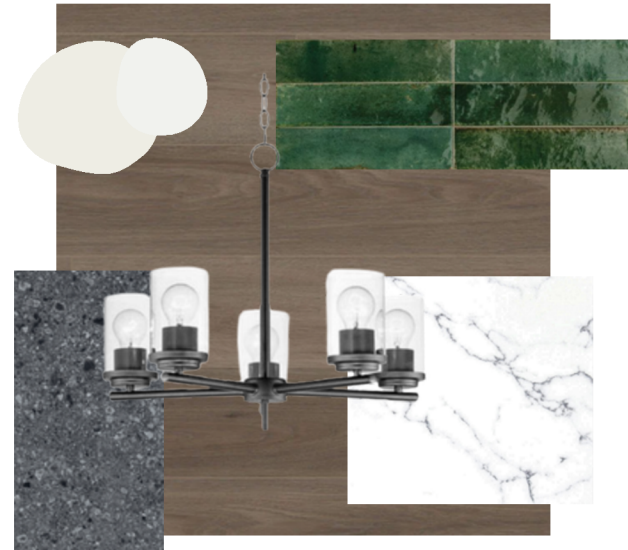
- Executive kitchen with built-in stainless steel appliances, gas cooktop and fridge with water and ice dispenser
- Spice kitchen with gas range, pantry shelving and french door
- Pendant lighting above peninsula



Kitchen

### Bathroom Elements

- 5 piece ensuite with tiled walk-in shower with 2 glass walls
- 2<sup>nd</sup> primary ensuite with walk-in shower
- Walk-in shower in main floor bath
- Tile flooring in upper floor bathrooms



## Home Interiors