



THE
A-TEAM

**RE/MAX
FIRST**

51 DAWSON WHARF Mount, Chestermere T1X0L3

MLS®#: **A2174037** Area: **Dawson's Landing** Listing Date: **10/18/24** List Price: **\$889,400**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **5,127 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,725**
 Low Sqft:
 Ttl Sqft: **2,725**

DOM

11
Layout
 Beds: **5 (5)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:
 Lot Feat: **Close to Clubhouse,Level,Street Lighting**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Lighting**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Freezer,Gas Cooktop,Microwave,Range Hood**
 Int Feat: **Chandelier,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Laminate Counters,Open Floorplan,Pantry,Separate Entrance,Skylight(s),Smart Home,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"	3pc Ensuite bath	Upper	0`0" x 0`0"
Great Room	Main	14`4" x 14`0"	Nook	Main	12`4" x 11`0"
Kitchen	Main	13`0" x 15`3"	Bedroom	Main	10`7" x 10`0"

Bedroom - Primary
Bedroom
Bonus Room

Upper
Upper
Upper

15`0" x 14`0"
12`2" x 10`1"
15`10" x 12`3"

Bedroom - Primary
Bedroom

Upper
Upper

11`8" x 14`0"
11`1" x 10`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311449

Zoning:
TBD

Remarks

Pub Rmks:

Introducing The Ruby by Sterling Homes! This spacious 2,677 sq. ft. home offers the perfect combination of elegance and functionality. With 5 bedrooms, 4 bathrooms, and a 3-car garage, this home is ideal for growing families or those who love to entertain. The open-concept main floor features soaring 9' ceilings and a cozy gas fireplace, making the great room a perfect gathering space. The stunning kitchen is a chef's dream with stainless steel appliances, a walk-in pantry, and plenty of counter space. The main floor also includes a full bedroom and bathroom, offering flexibility for guests or multigenerational living. Upstairs, you'll find two luxurious primary bedrooms, each with a spa-like ensuite, perfect for unwinding after a long day. Additional features include a side entrance, upgraded finishes throughout, and plenty of windows to let in natural light. This home is both stylish and practical, offering everything you need for modern living. Photos are representative.

Inclusions:
Property Listed By:

N/A
Bode Platform Inc.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





