



THE
A-TEAM

**RE/MAX
FIRST**

55 DAWSON WHARF Mount, Chestermere T1X0L3

MLS®#: **A2174054** Area: **Dawson's Landing** Listing Date: **10/21/24** List Price: **\$792,600**
Status: **Active** County: **Chestermere** Change: **-\$5k, 09-Dec** 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: **2,339**
Low Sqft:
Ttl Sqft: **2,339**

DOM

61
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:
Lot Feat: **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: **Dishwasher, Electric Range, Freezer, Microwave, Range Hood**
Int Feat: **Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Smart Home, Soaking Tub, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	13`4" x 15`0"	Nook	Main	13`4" x 10`0"
Kitchen	Main	14`1" x 12`8"	2pc Bathroom	Main	
5pc Ensuite bath	Upper		4pc Bathroom	Upper	
Bedroom - Primary	Upper	13`7" x 14`5"	Bedroom	Upper	11`0" x 13`6"
Bedroom	Upper	12`0" x 9`11"	Bedroom	Upper	13`5" x 9`10"
Bonus Room	Upper	10`8" x 17`9"	Laundry	Upper	8`5" x 5`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311449

Zoning:
TBD

Remarks

Pub Rmks:

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.

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









