



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: **\$809,400**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere** Finished Floor Area
 Year Built: **2024** Abv Sqft: **2,339**
 Lot Information Low Sqft:
 Lot Sz Ar: **5,127 sqft** Ttl Sqft: **2,339**
 Lot Shape:

DOM

8
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** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Lighting** 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
Legal/Tax/Financial

Upper

8`5" x 5`8"

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. *Photos are representative

Inclusions:

N/A

Property Listed By:

Bode Platform Inc.

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





