



THE
A-TEAM

**RE/MAX
FIRST**

79 DAWSON WHARF Mount, Chestermere T1X0L3

MLS® #: **A2181908** Area: **Dawson's Landing** Listing Date: **12/06/24** List Price: **\$874,000**
 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: **2,431**
 Low Sqft:
 Ttl Sqft: **2,431**

DOM

15
Layout
 Beds: **5 (5)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Close to Clubhouse, Lake**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 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, Tankless Water Heater**
 Int Feat: **Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	12`3" x 14`5"	Bedroom	Upper	10`3" x 11`0"
Bedroom	Upper	9`10" x 10`8"	Bedroom	Upper	9`11" x 10`4"
Bonus Room	Upper	13`9" x 13`7"	Great Room	Main	13`6" x 14`11"
Dining Room	Main	11`6" x 14`3"	Kitchen	Main	11`4" x 14`0"

Bedroom
5pc Ensuite bath

Main
Upper

9`0" x 9`1"

4pc Bathroom
4pc Bathroom
Legal/Tax/Financial

Upper
Main

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

2311449

Remarks

Pub Rmks: **Welcome to the Legacy by Sterling Homes! This thoughtfully designed home on a stunning walkout lot perfectly combines functionality and luxury. The executive kitchen is a chef's dream, featuring built-in stainless steel appliances, a gas cooktop, a dishwasher in the island, and a Silgranit sink, all complemented by a spice kitchen with a sleek tile backsplash. The bathrooms are equally impressive, offering tiled shower walls, a bench in the ensuite, dual sinks, a private water closet, and ample storage drawers for convenience. The open-to-below great room enhances the home's sense of grandeur, while the gas fireplace adds warmth and style. Additional features include a triple-car garage, paint-grade railings with iron spindles, and a side entrance, making it ideal for future development. This home is a perfect blend of elegance, practicality, and future potential. Photos are representative.**

Inclusions: **NA**
Property Listed By: **Bode**

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





