



THE
A-TEAM

**RE/MAX
FIRST**

68 DAWSON WHARF Mount, Chestermere T1X0L3

MLS®#: **A2182837** Area: **Dawson's Landing** Listing Date: **12/13/24** List Price: **\$899,700**
 Status: **Active** County: **Chestermere** Change: **+\$10k, 16-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **5,142 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,648**
 Low Sqft:
 Ttl Sqft: **2,648**

DOM

8
Layout
 Beds: **5 (5)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Level**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator,Tankless Water Heater**
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Soaking Tub,Tankless Hot Water,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main		4pc Bathroom	Upper	
5pc Ensuite bath	Upper		Great Room	Main	15`4" x 14`11"
Dining Room	Main	10`8" x 14`0"	Bedroom - Primary	Upper	15`0" x 14`0"
Bedroom	Upper	11`0" x 12`0"	Bedroom	Upper	10`5" x 9`10"

**Kitchen
Bonus Room**

**Main
Upper**

**17`8" x 12`2"
12`5" x 13`5"**

**Bedroom
Bedroom**
Legal/Tax/Financial

**Main
Upper**

**10`11" x 9`11"
10`10" x 12`3"**

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

TBD

Remarks

Pub Rmks: **Welcome to the stunning Amber model located in the sought-after community of Dawsons Landing. This beautifully designed 5-bedroom, 3-bathroom home offers exceptional functionality and style, perfect for modern family living. The main floor features a convenient bedroom with a full bath, ideal for guests or multi-generational families. The executive kitchen is equipped with built-in stainless steel appliances, a gas cooktop, silgranit sink, and a spice kitchen with fluted glass French doors. The open-to-above great room adds a touch of elegance with its gas fireplace, while the upper-level bonus room provides additional living space. The primary bedroom is a retreat with a 5-piece ensuite, including dual sinks, a private water closet, and tiled finishes. This energy-efficient home also features a side entrance for potential future basement development and a spacious 3-car garage. Situated on a desirable lot, this home offers both comfort and convenience. Photos are representative.**

Inclusions: **N/A**
Property Listed By: **Bode**

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



