



THE
A-TEAM

**RE/MAX
FIRST**

241 DAWSON WHARF Crescent, Chestermere T1X2X6

MLS® #: **A2188541**

Area: **Dawson's Landing**

Listing Date: **01/21/25**

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: **2025**

Finished Floor Area

Abv Sqft: **2,758**

Low Sqft:

Ttl Sqft: **2,758**

Lot Information

Lot Sz Ar: **5,573 sqft**

Lot Shape:

DOM

11

Layout

Beds: **5 (5)**

Baths: **3.0 (3 0)**

Style: **2 Storey**

Parking

Ttl Park: **5**

Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Corner Lot**
Park Feat: **Triple Garage Attached**

Utilities and Features

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

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,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: **Double Vanity,French Door,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Smart Home,Tankless Hot Water,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main		5pc Bathroom	Upper	
5pc Ensuite bath	Upper		Great Room	Main	49`3" x 47`10"
Nook	Main	39`4" x 37`9"	Bedroom - Primary	Upper	49`3" x 54`2"
Bedroom	Upper	33`8" x 34`9"	Bedroom	Upper	34`2" x 44`0"
Kitchen	Main	27`8" x 61`6"	Bedroom	Upper	33`11" x 50`7"

Bonus Room

Upper

39` 4" x 47` 4"

Bedroom

Main

29` 6" x 32` 10"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2311449;

Zoning:

R-G

Remarks

Pub Rmks:

Welcome to the Emerald, a stunning family home with exceptional design and luxurious finishes. The main floor boasts a 9' knockdown ceiling, a spacious executive kitchen featuring built-in stainless-steel appliances, a chimney hood fan, and a gas cooktop. Enjoy a full bedroom and bathroom on the main floor, perfect for guests or multi-generational living. The living room offers a striking gas fireplace with floor-to-ceiling tile. Upstairs, unwind in the 5-piece ensuite with a soaker tub, walk-in shower, and dual sinks. With luxury vinyl plank throughout, extra windows for natural light, and a triple car garage, this home is perfect for those seeking both style and functionality. 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













