



THE
A-TEAM

**RE/MAX
FIRST**

240 DAWSON WHARF Crescent, Chestermere T1X2X6

MLS® #: **A2188565** Area: **Dawson's Landing** Listing Date: **01/21/25** List Price: **\$853,900**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **5,132 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,546**
 Low Sqft:
 Ttl Sqft: **2,546**

DOM

11
Layout
 Beds: **5 (5)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

Ttl Park: **5**
 Garage Sz: **3**

Access:
 Lot Feat: **Back Yard**
 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,Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main		5pc Ensuite bath	Upper	
3pc Ensuite bath	Upper		Great Room	Main	13`6" x 15`11"
Nook	Main	12`0" x 11`6"	Bedroom - Primary	Upper	13`3" x 16`3"
Bedroom	Upper	12`6" x 10`0"	Bedroom	Upper	12`6" x 10`0"
Kitchen	Main	15`0" x 11`9"	Bedroom - Primary	Upper	13`6" x 11`9"

**Bonus Room
4pc Bathroom**

**Upper
Upper**

12`3" x 15`11"

Bedroom

Main

11`3" x 12`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2311449;

Remarks

Pub Rmks: **Introducing the Pierce 2, a beautifully designed home that combines modern style with exceptional functionality. The executive kitchen features built-in stainless steel appliances, a gas cooktop, and a convenient dishwasher in the peninsula. A walk-in pantry with a French door and a tile backsplash complete this chef's dream space. Enjoy a cozy gas fireplace with a striking tile face in the living room. The 5-piece ensuite offers dual sinks, a private water closet, and a tiled shower. With a vaulted ceiling in the upper bonus room, a side entrance, and a 9' basement ceiling, this home has it all. The home includes tile floors in all bathrooms and a bank of drawers in the ensuite. Perfect for families seeking both elegance and practicality. Photos are representative.**

Inclusions:
Property Listed By:

**N/A
Bode**

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











