



THE
A-TEAM

**RE/MAX
FIRST**

248 DAWSON WHARF Crescent, Chestermere T1X2X6

MLS® #: **A2199657** Area: **Dawson's Landing** Listing Date: **03/07/25** List Price: **\$774,506**
 Status: **Active** County: **Chestermere** Change: **-\$25k, 17-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **5,138 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,395**
 Low Sqft:
 Ttl Sqft: **2,395**

DOM

43
Layout
 Beds: **5 (5)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Double 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,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator,Tankless Water Heater**
 Int Feat: **Double Vanity,French Door,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Smart Home,Soaking Tub,Tankless Hot Water,Vaulted Ceiling(s),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	41`0" x 48`11"
Dining Room	Main	33`1" x 34`9"	Bedroom - Primary	Upper	41`10" x 50`0"
Bedroom	Upper	34`5" x 33`11"	Bedroom	Upper	32`7" x 40`5"

**Kitchen
Bonus Room**

**Main
Upper**

**31`9" x 42`1"
44`3" x 47`4"**

**Bedroom
Bedroom**
Legal/Tax/Financial

**Upper
Main**

**32`5" x 49`9"
30`4" x 29`6"**

Title:
Fee Simple
Legal Desc:

2311449;

Zoning:
R-G

Remarks

Pub Rmks:

Presenting the Denali 6, a perfect blend of style and functionality. The gourmet kitchen boasts stainless steel appliances, a gas range, and a sleek Silgranit sink. The walk-in pantry, featuring a French door, offers excellent storage space. The open-concept living area includes a cozy electric fireplace with a tile face, creating a warm and inviting atmosphere. A main floor bedroom and full bath with a walk-in shower provide convenience and comfort. Upstairs, enjoy the vaulted bonus room, ideal for relaxation or entertainment. The luxurious 5-piece ensuite includes a tiled shower, soaker tub and a bank of drawers in the vanity. Vinyl flooring throughout the main floor, bathrooms and laundry room adds a touch of elegance. With a side entrance and thoughtful design, this home is ready to welcome you! Photos are representative.

Inclusions:
Property Listed By:

**N/A
Bode Platform Inc.**

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









