



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:

Park Feat:

Back Yard

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

3pc Bathroom

Main

5pc Ensuite bath

Upper

Dining Room

Main

Bedroom

Upper

33`1" x 34`9"

34`5" x 33`11"

Room

Level

Dimensions

4pc Bathroom

Upper

Great Room

Main

Bedroom - Primary

Upper

Bedroom

Upper

41`0" x 48`11"

41`10" x 50`0"

32`7" x 40`5"

Kitchen	Main	31`9" x 42`1"	Bedroom	Upper	32`5" x 49`9"
Bonus Room	Upper	44`3" x 47`4"	Bedroom	Main	30`4" x 29`6"
Legal/Tax/Financial					
Title:		Zoning:			
Fee Simple		R-G			
Legal Desc:		2311449;			
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:		N/A			
Property Listed By:		Bode Platform Inc.			

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









