



THE
A-TEAM

**RE/MAX
FIRST**

236 DAWSON WHARF Crescent, Chestermere T1X2X6

MLS® #: **A2200000** Area: **Dawson's Landing** Listing Date: **03/06/25** List Price: **\$949,900**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **6,043 sqft**
 Lot Shape:

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

DOM

4
Layout
 Beds: **5 (5)**
 Baths: **3.0 (3 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,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,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,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple**
 Legal Desc: **2311449;**

Zoning: **R-G**

Remarks

Pub Rmks: **Step into The Amber—the perfect home for your growing family! With a spacious executive kitchen featuring built-in stainless steel appliances and a separate spice kitchen with a gas range, meal prep has never been so easy. The open-concept great room, complete with an electric fireplace and open to above ceilings, is perfect for family time or entertaining. A main-floor bedroom and full bath with a walk-in shower are great for guests or multi-generational living. Upstairs, you'll find 4 bedrooms, a bonus room, and a luxurious 5-piece ensuite. And with a triple garage, extra windows for natural light, and iron spindles on the staircase, this home has it all. 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





