

# \$909,999 - 232 Dawson Wharf Crescent, Chestermere

MLS® #A2221241

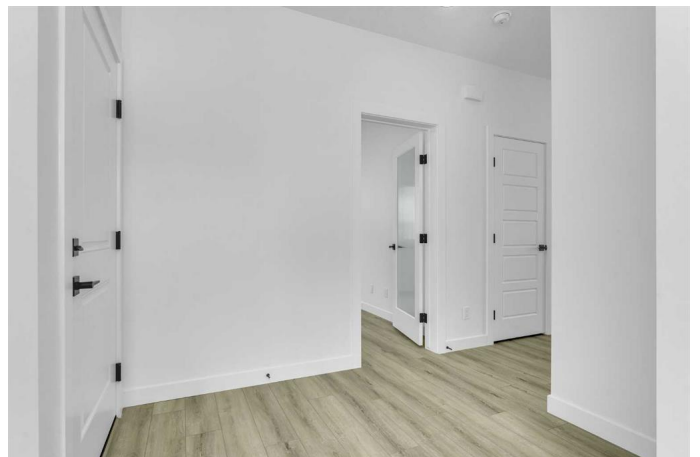
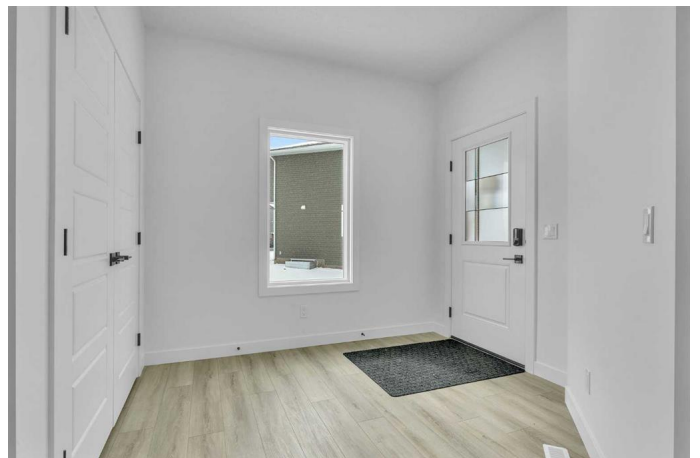
**\$909,999**

5 Bedroom, 3.00 Bathroom, 2,484 sqft

Residential on 0.16 Acres

Dawson's Landing, Chestermere, Alberta

Welcome to this brand-new, never-lived-in home that offers a unique combination of space, style, and modern functionality, ideally situated in the vibrant and family-friendly community of Chestermere. Set on an expansive lot with a spacious triple garage, this beautifully designed 2,484.27 sq. ft. residence is thoughtfully crafted to meet the needs of today's families. The main floor offers a thoughtfully designed bedroom paired with a full bathroom—perfect for accommodating guests, extended family, or multigenerational living. The heart of the home is a chef-inspired, fully upgraded kitchen, seamlessly complemented by a spacious spice kitchen—ideal for large meal preparations and effortless entertaining. The residence also features a convenient separate side entrance to the basement, offering excellent potential for future development. Upstairs, you'll find a spacious primary bedroom complete with a luxurious 4-piece ensuite, along with three generously sized additional bedrooms and another well-appointed 4-piece bathroom. A versatile bonus room provides the perfect space for family gatherings, a playroom, or a home office. With two full bathrooms on the upper level, this home offers both comfort and functionality for a growing family. This exceptional home showcases modern finishes, thoughtful design, and outstanding functionality—making it a perfect opportunity to own in one of Chestermere's most sought-after communities!



Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2221241    |
| Price          | \$909,999   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,484       |
| Acres          | 0.16        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 232 Dawson Wharf Crescent |
| Subdivision | Dawson's Landing          |
| City        | Chestermere               |
| County      | Chestermere               |
| Province    | Alberta                   |
| Postal Code | T1X 2X6                   |

**Amenities**

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Parking Spaces | 6                                                                 |
| Parking        | Driveway, Front Drive, Garage Door Opener, Triple Garage Attached |
| # of Garages   | 3                                                                 |

**Interior**

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance          |
| Appliances        | Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Electric Cooktop, Humidifier, Range |
| Heating           | Forced Air                                                                                                                          |
| Cooling           | None                                                                                                                                |
| Fireplace         | Yes                                                                                                                                 |

|                 |          |
|-----------------|----------|
| # of Fireplaces | 1        |
| Fireplaces      | Electric |
| Basement        | None     |

## Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior Features | Private Yard, Lighting, Playground, Private Entrance                  |
| Lot Description   | Back Yard, Corner Lot, Irregular Lot, Pie Shaped Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                       |
| Construction      | Stone, Vinyl Siding, Wood Frame                                       |
| Foundation        | Poured Concrete                                                       |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 19th, 2025 |
| Days on Market | 50             |
| Zoning         | R-G            |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Royal LePage METRO |
|----------------|--------------------|

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