

# \$918,225 - 249 Dawson Wharf Crescent, Chestermere

MLS® #A2236048

**\$918,225**

5 Bedroom, 3.00 Bathroom, 2,740 sqft

Residential on 0.14 Acres

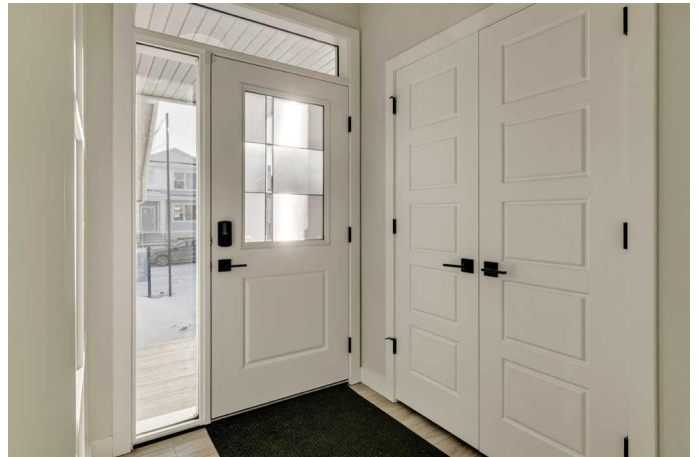
Dawson's Landing, Chestermere, Alberta

This beautifully upgraded family home offers style, space, and functionality. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features, plus moving concierge. This home features a 3-car garage, main floor bedroom with full bath, and a side entrance for added flexibility. The executive kitchen shines with built-in stainless steel appliances, gas cooktop, chimney hoodfan, and a separate spice kitchen with gas range and French door. A walk-through pantry with wood shelving adds smart storage. Enjoy the warmth of the electric fireplace, vaulted ceiling in the bonus room, and extra windows for natural light. The luxurious 5-piece ensuite includes a soaker tub and a stunning walk-in tiled shower with dual glass walls. All bathrooms feature elegant tile flooring, and the upper main bath offers dual sinks—perfect for busy mornings. Photos are representative.

Built in 2024

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2236048  |
| Price      | \$918,225 |
| Bedrooms   | 5         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |             |
|----------------|-------------|
| Square Footage | 2,740       |
| Acres          | 0.14        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 249 Dawson Wharf Crescent |
| Subdivision | Dawson's Landing          |
| City        | Chestermere               |
| County      | Chestermere               |
| Province    | Alberta                   |
| Postal Code | T1X2X6                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

### Interior

|                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Tankless Hot Water, Walk-In Closet(s), Smart Home, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Built-In Oven, Gas Cooktop                                                             |
| Heating           | Forced Air, Natural Gas                                                                                                                                                   |
| Cooling           | None                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                                                         |
| Fireplaces        | Electric, Decorative                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                       |
| Basement          | Full                                                                                                                                                                      |

### Exterior

|                   |           |
|-------------------|-----------|
| Exterior Features | None      |
| Lot Description   | Back Yard |

|              |                                 |
|--------------|---------------------------------|
| Roof         | Asphalt Shingle                 |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                 |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 137            |
| Zoning         | R-G            |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.