

# \$764,800 - 52 Dawson Wharf Mount, Chestermere

MLS® #A2261800

## \$764,800

3 Bedroom, 3.00 Bathroom, 2,092 sqft

Residential on 0.13 Acres

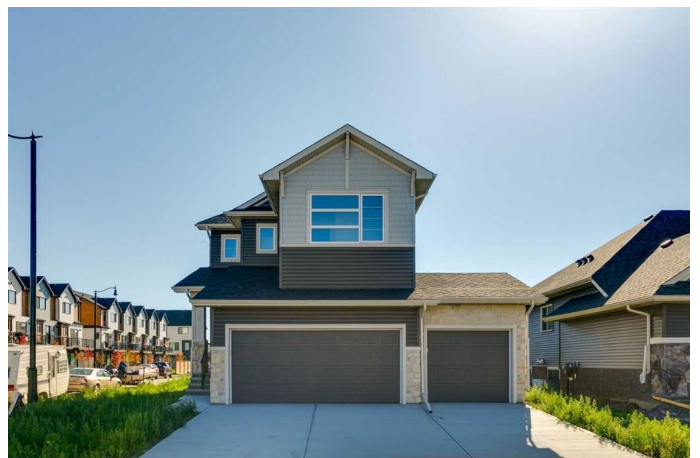
Dawson's Landing, Chestermere, Alberta

Welcome to the York by Broadview Homes in Dawson's Landing. This 2,029 sq. ft. home offers 3 bedrooms, 3 full bathrooms, and a versatile main floor flex room with a full bath, perfect for guests or a home office. The heart of the home is a spacious kitchen with stainless steel appliances, plenty of counter space, and elegant finishes, opening to a bright living area complete with a cozy gas fireplace. Upstairs, enjoy a bonus room, two secondary bedrooms, and a massive primary bedroom featuring a spa-inspired ensuite and walk-in closet. With 9' ceilings on the main and basement levels, plus basement plumbing rough-ins for future development, this home combines style, space, and functionality.

Built in 2025

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2261800    |
| Price          | \$764,800   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,092       |
| Acres          | 0.13        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 52 Dawson Wharf Mount |
| Subdivision | Dawson's Landing      |
| City        | Chestermere           |
| County      | Chestermere           |
| Province    | Alberta               |
| Postal Code | T1X 2X5               |

### Amenities

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

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances        | Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator                                                                   |
| Heating           | Forced Air, Natural Gas                                                                                                      |
| Cooling           | None                                                                                                                         |
| Fireplace         | Yes                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                            |
| Fireplaces        | Gas, Insert                                                                                                                  |
| Has Basement      | Yes                                                                                                                          |
| Basement          | Full, Unfinished                                                                                                             |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | Corner Lot, Level               |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 44                |
| Zoning         | TBD               |

|                |     |
|----------------|-----|
| HOA Fees       | 210 |
| HOA Fees Freq. | ANN |

**Listing Details**

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

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