

# \$923,475 - 249 Dawson Wharf Crescent, Chestermere

MLS® #A2236048

## \$923,475

5 Bedroom, 3.00 Bathroom, 2,740 sqft  
Residential on 0.14 Acres

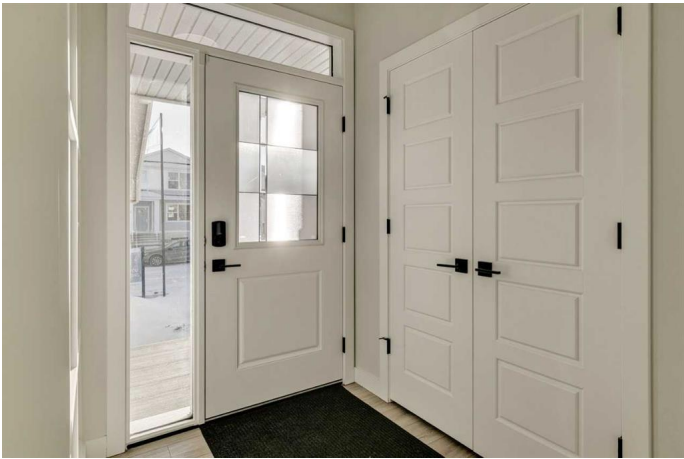
Dawson's Landing, Chestermere, Alberta

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      | \$923,475 |
| 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, Vaulted Ceiling(s), Walk-In Closet(s), Smart Home |
| Appliances        | Built-In Oven, Dishwasher, Gas Cooktop, Gas Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater                                                             |
| Heating           | Forced Air, Natural Gas                                                                                                                                                   |
| Cooling           | None                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                                                         |
| Fireplaces        | Decorative, Electric                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                       |
| Basement          | Full, Unfinished                                                                                                                                                          |

### 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 | 123            |
| Zoning         | R-G            |
| HOA Fees Freq. | ANN            |

**Listing Details**

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

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