

76 Dawson Wharf Mount  
Chestermere, Alberta

MLS # A2246562



**\$939,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Dawson's Landing       |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 3,067 sq.ft.           | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 5                      | <b>Baths:</b> | 4                |
| <b>Garage:</b>   | Triple Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.14 Acre              |               |                  |
| <b>Lot Feat:</b> | Rectangular Lot        |               |                  |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl Plank                       | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                           | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Full, Unfinished | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame           | <b>Zoning:</b>    | R-1 |
| <b>Foundation:</b> | Poured Concrete                           | <b>Utilities:</b> | -   |

**Features:** Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)

**Inclusions:** N/A

Just a short 25 minute drive from downtown Calgary in the estate community of Dawson's Landing this brand new FIVE BEDROOM residence offers over 3,050 square feet of high quality living space designed with the modern family in mind. The main floor has 9' ceilings and features a gorgeous island kitchen complete with elegant quartz countertops and extended upper cabinets. Culinary enthusiasts will appreciate the upgraded Samsung Gourmet appliances and convenient SPICE KITCHEN, making meal preparation a delight. There is also a great sized main floor bedroom and a flex room/office. The home's open plan design ensures a seamless flow from the kitchen to the living room, creating an inviting space perfect for entertaining and relaxation. For added convenience and future expansion possibilities, the property includes a SEPARATE SIDE ENTRANCE, ideal for future basement development options. Upstairs has a luxurious primary bedroom, providing a serene escape with its lavish ensuite bath. Three additional well appointed bedrooms are thoughtfully positioned around a central bonus room, offering privacy and space for family members. There is also an ultra convenient TRIPLE CAR GARAGE, catering to all your storage and parking needs. This perfect family home is your gateway to the safe and relaxing lifestyle Dawson's Landing offers, surrounded by the beauty of Chestermere and the convenience of Calgary just a short commute away.