

# \$899,500 - 236 Dawson Wharf Crescent, Chestermere

MLS® #A2200000

**\$899,500**

5 Bedroom, 3.00 Bathroom, 2,648 sqft  
Residential on 0.14 Acres

Dawson's Landing, Chestermere, Alberta

Step into The Amberâ€”the perfect home for your growing family! With a spacious executive kitchen featuring built-in stainless steel appliances and a separate spice kitchen with a gas range, meal prep has never been so easy. The open-concept great room, complete with an electric fireplace and open to above ceilings, is perfect for family time or entertaining. A main-floor bedroom and full bath with a walk-in shower are perfect additions. Upstairs, you'll find 4 bedrooms, a bonus room, and a luxurious 5-piece ensuite. And with a triple garage, extra windows for natural light, and iron spindles on the staircase, this home has it all. Photos are representative.

Built in 2024

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2200000    |
| Price          | \$899,500   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,648       |
| Acres          | 0.14        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |



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

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 236 Dawson Wharf Crescent |
| Subdivision | Dawson's Landing          |
| City        | Chestermere               |
| County      | Chestermere               |
| Province    | Alberta                   |
| Postal Code | T1X2X6                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 5                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Walk-In Closet(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        | 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    | March 6th, 2025 |
| Days on Market | 42              |

|                |     |
|----------------|-----|
| Zoning         | R-G |
| HOA Fees       | 200 |
| HOA Fees Freq. | ANN |

**Listing Details**

Listing Office            Bode Platform Inc.

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