

260 Dawson Wharf Crescent  
Chestermere, Alberta

MLS # A2218397



**\$819,800**

<b>Division:</b>	Dawson's Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,080 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	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>	-
<b>Features:</b>	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this stunning 3 bed, 3 bath home in the sought-after community of Dawson's Landing! Boasting 2,029 sqft of thoughtfully designed living space, this home features an oversized triple car garage—perfect for vehicles, storage, or a workshop. The main floor offers a full bath and a versatile flex room ideal for a home office or guest suite. The open-concept layout seamlessly connects the kitchen, dining, and living areas, making it perfect for entertaining. Upstairs, you'll find a spacious bonus room, ideal for family movie nights or a kids' play area. The primary bedroom includes a walk-in closet and a private ensuite for your comfort. Modern finishes and large windows throughout provide style and natural light. Nestled in a family-friendly neighborhood close to parks, schools, and walking paths, this home combines function, flexibility, and elegance. Photos are representative.