

## 60 Dawson Wharf Mount Chestermere, Alberta

MLS # A2237627



# \$998,900

<b>Division:</b>	Dawson's Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,224 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

Welcome to your dream home in the serene community of Dawson's Landing, nestled within the picturesque landscapes of Chestermere Lake. Just a 25 minute drive from downtown Calgary, this brand new neighbourhood promises a tranquil lifestyle surrounded by nature, with nearly 30 acres of protected future wetland enhancing the breathtaking setting. This spacious family home is over 3,200 sq ft and offers a perfect blend of luxurious features and functional design with modern living front of mind. With five spacious bedrooms and four bathrooms, this residence provides ample space for everyone. There is a separate side entrance, ideal for future development options. The gorgeous kitchen has upgraded Samsung gourmet appliances, a fully equipped spice kitchen, extended upper cabinets, and quartz countertops. Elegance continues throughout the main floor with luxury vinyl plank flooring, adding both style and durability. Additionally, the oversized triple car garage provides plenty of space for vehicles and storage, catering to all your practical needs. Experience the perfect balance of luxury and nature in Dawson's Landing, where modern comfort meets peaceful living. Pictures from different home, same floor plan.