

## 244 Dawson Wharf Crescent Chestermere, Alberta

MLS # A2247202



# \$767,500

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Dawson's Landing       |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 2,102 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> | Rectangular Lot        |               |                  |

|                    |                                           |                   |    |
|--------------------|-------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                                | <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>   | Separate/Exterior Entry, Full, Unfinished | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame           | <b>Zoning:</b>    | R1 |
| <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

Beautiful two story home in Dawson's Landing, Chestermere, just 25 minutes from downtown Calgary and the airport. Featuring over 2,100 sq ft, it includes three bedrooms and THREE FULL BATHROOMS INCLUDING THE MAIN FLOOR BATHROOM and is perfect for families or those seeking tranquility close to city amenities. The open kitchen boasts an upgraded Samsung gas range, quartz countertops, high quality cabinetry with extended upper cabinets, and a fully equipped spice kitchen w/pantry & stove. The main floor also has a great sized flex room and a living room with a gorgeous fireplace feature wall. Upstairs, a central bonus room separates the secondary bedrooms from the primary suite, which offers a relaxing en-suite and a large walk-in closet. Also, enjoy the convenience of an upstairs laundry room. Luxury vinyl plank flooring and 9 foot ceilings enhance the main floor. A SEPARATE SIDE ENTRANCE allows for great future basement development options. The large triple car garage offers ample space for vehicles and storage. Situated in a CHILD SAFE NEIGHBOURHOOD amidst almost 30 acres of protected wetlands and 22 acres of environmental reserve, this home provides a serene and picturesque environment, combining modern amenities with natural beauty - Ideal community to raise a family.