

# \$874,200 - 56 Dawson Wharf Mount, Chestermere

MLS® #A2215566

**\$874,200**

3 Bedroom, 3.00 Bathroom, 1,512 sqft  
Residential on 0.14 Acres

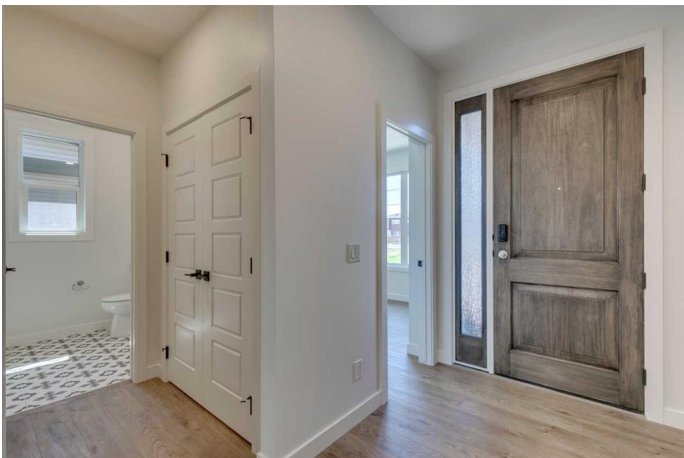
Dawson's Landing, Chestermere, Alberta

Modern Elegance Meets Everyday Comfort in The William. This beautifully designed bungalow offers comfort and elegance with a side entrance, developed basement featuring 2 bedrooms and a spacious rec area, and a main floor flex room with French doors—perfect for a home office or den. The executive kitchen showcases built-in stainless steel appliances, a gas cooktop, waterfall island edge, and a walk-in pantry. Enjoy the bright, open layout with many windows, an electric fireplace in the great room, and tile flooring in all wet areas. The 5-piece ensuite is a true retreat with a tiled shower and relaxing soaker tub. Stainless Steel Washer and Dryer and Open Roller Blinds provided by Sterling Homes Calgary at no extra cost! \$2,500 landscaping credit is also provided by Sterling Homes Calgary. See developer website for more information on hoa fees. Photos are representative.

Built in 2024

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2215566  |
| Price          | \$874,200 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,512     |



|            |             |
|------------|-------------|
| Acres      | 0.14        |
| Year Built | 2024        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 56 Dawson Wharf Mount |
| Subdivision | Dawson's Landing      |
| City        | Chestermere           |
| County      | Chestermere           |
| Province    | Alberta               |
| Postal Code | T1X2X5                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), French Door |
| Appliances        | Built-In Oven, Dishwasher, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Gas Cooktop                                             |
| Heating           | Forced Air, Natural Gas                                                                                                                        |
| Cooling           | None                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                              |
| Fireplaces        | Decorative, Electric                                                                                                                           |
| Has Basement      | Yes                                                                                                                                            |
| Basement          | Finished, Full                                                                                                                                 |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Lighting        |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |

|              |                                 |
|--------------|---------------------------------|
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                 |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 121           |
| Zoning         | R-G           |
| HOA Fees       | 200           |
| HOA Fees Freq. | ANN           |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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