

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

MLS® #A2215566

## \$874,200

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

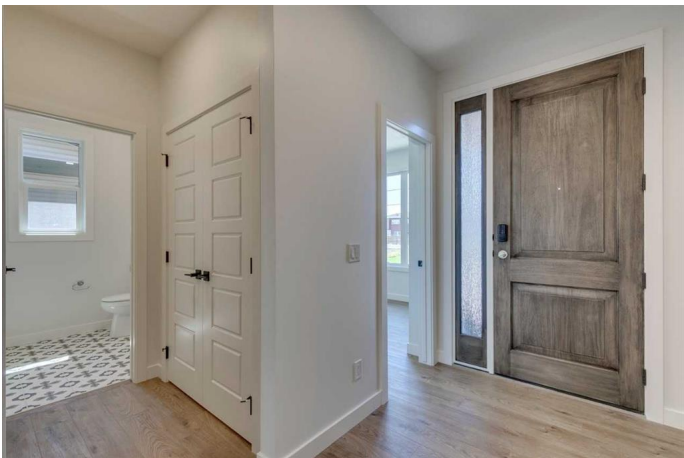
Dawson's Landing, Chestermere, Alberta

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 | 118           |
| Zoning         | R-G           |
| HOA Fees       | 200           |
| HOA Fees Freq. | ANN           |

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.