

# \$728,800 - 260 Dawson Wharf Crescent, Chestermere

MLS® #A2218397

## \$728,800

3 Bedroom, 3.00 Bathroom, 2,080 sqft  
Residential on 0.12 Acres

Dawson's Landing, Chestermere, Alberta

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.

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2218397  |
| Price          | \$728,800 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,080     |
| Acres          | 0.12      |



|            |             |
|------------|-------------|
| Year Built | 2025        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 260 Dawson Wharf Crescent |
| Subdivision | Dawson's Landing          |
| City        | Chestermere               |
| County      | Chestermere               |
| Province    | Alberta                   |
| Postal Code | T1X2X5                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances        | Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator                                                |
| Heating           | Forced Air, Natural Gas                                                                                   |
| Cooling           | None                                                                                                      |
| Fireplace         | Yes                                                                                                       |
| # of Fireplaces   | 1                                                                                                         |
| Fireplaces        | Gas, Insert                                                                                               |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Unfinished                                                                                          |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | Level                           |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 141           |
| Zoning         | R-1           |
| HOA Fees       | 210           |
| HOA Fees Freq. | ANN           |

## Listing Details

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

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