

# \$920,400 - 56 Dawson Wharf Mount, Chestermere

MLS® #A2215566

## \$920,400

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. Photos are representative.



Built in 2024

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2215566    |
| Price          | \$920,400   |
| 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 | French Door, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater                                             |
| 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 | 42            |

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

**Listing Details**

Listing Office            Bode Platform Inc.

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