

**232 Dawson Wharf Crescent
Chestermere, Alberta**

MLS # A2221241



\$909,999

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,484 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3
Garage:	Driveway, Front Drive, Garage Door Opener, Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot, Irregular Lot, Pie Shaped Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		
Inclusions:	N/A		

Welcome to this brand-new, never-lived-in home that offers a unique combination of space, style, and modern functionality, ideally situated in the vibrant and family-friendly community of Chestermere. Set on an expansive lot with a spacious triple garage, this beautifully designed 2,484.27 sq. ft. residence is thoughtfully crafted to meet the needs of today's families. The main floor offers a thoughtfully designed bedroom paired with a full bathroom—perfect for accommodating guests, extended family, or multigenerational living. The heart of the home is a chef-inspired, fully upgraded kitchen, seamlessly complemented by a spacious spice kitchen—ideal for large meal preparations and effortless entertaining. The residence also features a convenient separate side entrance to the basement, offering excellent potential for future development. Upstairs, you'll find a spacious primary bedroom complete with a luxurious 4-piece ensuite, along with three generously sized additional bedrooms and another well-appointed 4-piece bathroom. A versatile bonus room provides the perfect space for family gatherings, a playroom, or a home office. With two full bathrooms on the upper level, this home offers both comfort and functionality for a growing family. This exceptional home showcases modern finishes, thoughtful design, and outstanding functionality—making it a perfect opportunity to own in one of Chestermere's most sought-after communities!