

**261 Dawson Wharf Crescent  
Chestermere, Alberta**

**MLS # A2274487**

**\$973,950**



|                    |   |               |                  |
|--------------------|---|---------------|------------------|
| <b>Division:</b>   | Dawson's Landing  |               |                  |
| <b>Type:</b>       | Residential/House   |               |                  |
| <b>Style:</b>      | 2 Storey  |               |                  |
| <b>Size:</b>       | 2,989 sq.ft.  | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>       | 5   | <b>Baths:</b> | 4                |
| <b>Garage:</b>     | Triple Garage Attached  |               |                  |
| <b>Lot Size:</b>   | 0.14 Acre   |               |                  |
| <b>Lot Feat:</b>   | Level   |               |                  |
| <b>Heating:</b>    | Forced Air, Natural Gas   |               |                  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank   |               |                  |
| <b>Roof:</b>       | Asphalt Shingle   |               |                  |
| <b>Basement:</b>   | Full  |               |                  |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame   |               |                  |
| <b>Foundation:</b> | Poured Concrete   |               |                  |
| <b>Features:</b>   | Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s) |               |                  |
| <b>Inclusions:</b> | N/A   |               |                  |

Discover refined living in this beautifully designed 2,999 sq. ft. Craftsman-style home, blending timeless architecture with modern luxury. With 5 spacious bedrooms, main floor flex room, bonus room and 2.5 bathrooms, this home offers an ideal balance of comfort, style, and functionality. Photos are representative.. Step inside to soaring 10' main floor ceilings and elegant finishes throughout. The open-concept main level showcases luxury vinyl plank floor that flows seamlessly throughout the main floor. An electric fireplace, surrounded by full-height tile, creates a warm and inviting space for gathering. The gourmet kitchen is a chef's dream, featuring quartz countertops, quality cabinetry with extended upper cabinets and an upgraded appliance package. A convenient spice kitchen offers additional prep space for entertaining or family gatherings. Photos are representative.