



GRASSROOTS
REALTY GROUP

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**261 Dawson Wharf Crescent
Chestermere, Alberta**

MLS # A2311033



\$938,250

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,989 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s)		

Inclusions: 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. 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.