



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**265 Dawson Wharf Crescent E
Chestermere, Alberta**

MLS # A2326681



\$974,942

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,226 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	5 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Interior Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Asphalt, Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Built-in Features, High Ceilings, Open Floorplan, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this brand-new, 2026-built architectural marvel that effortlessly combines grand scale with functional elegance. Designed for multi-generational luxury, this show-stopping home boasts 5 true master bedrooms (each featuring its own private ensuite), a chic guest powder room, and a massive oversized triple-car garage perfect for premium vehicles and storage. The breathtaking interior immediately captivates with a dramatic open-to-below living room centered around a stunning, floor-to-ceiling tiled electric fireplace wall. A chef's dream, the main floor features an extended gourmet kitchen with high-end built-in appliances, seamlessly paired with a fully equipped secondary spice kitchen for effortless hosting. Perfectly situated in a vibrant, highly walkable neighborhood, you are just steps from top-rated schools, playgrounds, grocery stores, and all major amenities. This pristine, never-lived-in estate offers an unparalleled lifestyle of convenience and luxury.