

# \$767,500 - 244 Dawson Wharf Crescent, Chestermere

MLS® #A2247202

**\$767,500**

3 Bedroom, 3.00 Bathroom, 2,102 sqft  
Residential on 0.12 Acres

Dawson's Landing, Chestermere, Alberta

Beautiful two story home in Dawson's Landing, Chestermere, just 25 minutes from downtown Calgary and the airport. Featuring over 2,100 sq ft, it includes three bedrooms and THREE FULL BATHROOMS INCLUDING THE MAIN FLOOR BATHROOM and is perfect for families or those seeking tranquility close to city amenities. The open kitchen boasts an upgraded Samsung gas range, quartz countertops, high quality cabinetry with extended upper cabinets, and a fully equipped spice kitchen w/pantry & stove. The main floor also has a great sized flex room and a living room with a gorgeous fireplace feature wall. Upstairs, a central bonus room separates the secondary bedrooms from the primary suite, which offers a relaxing en-suite and a large walk-in closet. Also, enjoy the convenience of an upstairs laundry room. Luxury vinyl plank flooring and 9 foot ceilings enhance the main floor. A SEPARATE SIDE ENTRANCE allows for great future basement development options. The large triple car garage offers ample space for vehicles and storage. Situated in a CHILD SAFE NEIGHBOURHOOD amidst almost 30 acres of protected wetlands and 22 acres of environmental reserve, this home provides a serene and picturesque environment, combining modern amenities with natural beauty - Ideal community to raise a family.

Built in 2025



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2247202    |
| Price          | \$767,500   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,102       |
| Acres          | 0.12        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 244 Dawson Wharf Crescent |
| Subdivision | Dawson's Landing          |
| City        | Chestermere               |
| County      | Chestermere               |
| Province    | Alberta                   |
| Postal Code | T1X 2X6                   |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

## Interior

|                   |                                                                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Gas Range                                                                                                              |
| Heating           | Forced Air                                                                                                                                                                                     |
| Cooling           | None                                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                                                                              |
| Fireplaces        | Electric                                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                            |

Basement                      Exterior Entry, Full, Unfinished

**Exterior**

Exterior Features    None  
Lot Description       Rectangular Lot  
Roof                     Asphalt Shingle  
Construction         Stone, Vinyl Siding, Wood Frame  
Foundation           Poured Concrete

**Additional Information**

Date Listed            August 8th, 2025  
Days on Market       22  
Zoning                  R1

**Listing Details**

Listing Office           RE/MAX Landan Real Estate

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.