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249 Dawson Wharf Crescent Chestermere, Alberta

MLS # A2305508

$849,975

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,740 sq.ft.	**Age:**	2024 (2 yrs old)
Beds:	5	**Baths:**	3
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

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:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-

Features: Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: n/a

This beautifully upgraded family home offers style, space, and functionality. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features, plus moving concierge This home features a 3-car garage, main floor bedroom with full bath, and a side entrance for added flexibility. The executive kitchen shines with built-in stainless steel appliances, gas cooktop, chimney hoodfan, and a separate spice kitchen with gas range and French door. A walk-through pantry with wood shelving adds smart storage. Enjoy the warmth of the electric fireplace, vaulted ceiling in the bonus room, and extra windows for natural light. The luxurious 5-piece ensuite includes a soaker tub and a stunning walk-in tiled shower with dual glass walls. All bathrooms feature elegant tile flooring, and the upper main bath offers dual sinks—perfect for busy mornings. itches—all seamlessly controlled via an Amazon Alexa touchscreen hub. Some photos are representative. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing, plus an electric car charger rough-in, it’s designed for sustainable, future-forward living. Featuring a full range of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub.

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