

# \$699,500 - 201 Dawson Wharf Road E, Chestermere

MLS® #A2186368

## \$699,500

5 Bedroom, 3.00 Bathroom, 2,178 sqft  
Residential on 0.10 Acres

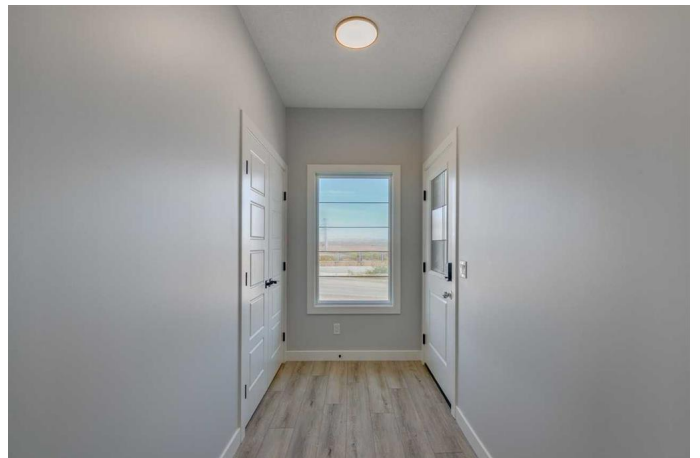
Dawson's Landing, Chestermere, Alberta

The Caspian 2 model offers exceptional design with a 9' knockdown ceiling on the main floor and a 9' basement ceiling, along with a side entrance for added convenience. The kitchen features a chimney hood fan, stainless steel appliances, an upgraded Silgranit sink, microwave appliance tower, waterline to the fridge, and a gas line to the range. A spice kitchen provides additional prep space. The main floor includes a full bedroom and bath, while the great room is enhanced by an electric fireplace with a tiled wall. Luxury Vinyl Plank (LVP) flooring is throughout the main floor and all wet areas, complemented by quartz countertops with undermount sinks. The 3-piece ensuite offers a fully tiled walk-in shower with bench and 6-mil glass sliding barn door. Black hardware adds modern appeal, and extra windows throughout, including in the basement, provide natural light. Enjoy the rear 11'6"x10' deck with a gas line rough in for BBQ.

Built in 2024

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2186368  |
| Price          | \$699,500 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,178     |



|            |                        |
|------------|------------------------|
| Acres      | 0.10                   |
| Year Built | 2024                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | 2 Storey, Side by Side |
| Status     | Active                 |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 201 Dawson Wharf Road E |
| Subdivision | Dawson's Landing        |
| City        | Chestermere             |
| County      | Chestermere             |
| Province    | Alberta                 |
| Postal Code | T1X2X2                  |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Granite Counters, Kitchen Island, Open Floorplan, Separate Entrance, Smart Home, Tankless Hot Water, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Gas Range                                      |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Decorative, Electric   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### **Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | Back Yard, Corner Lot           |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |

Foundation            Poured Concrete

### **Additional Information**

Date Listed            January 9th, 2025

Days on Market      89

Zoning                R-G

HOA Fees             200

HOA Fees Freq.     ANN

### **Listing Details**

Listing Office        Bode Platform Inc.

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