

# \$874,425 - 87 Dawson Wharf Mount, Chestermere

MLS® #A2252284

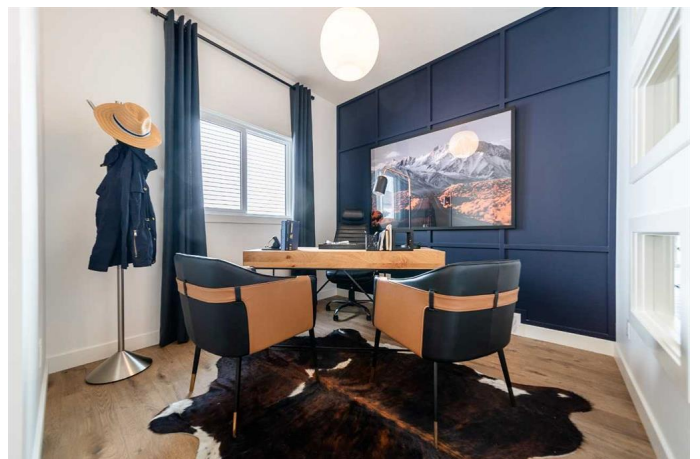
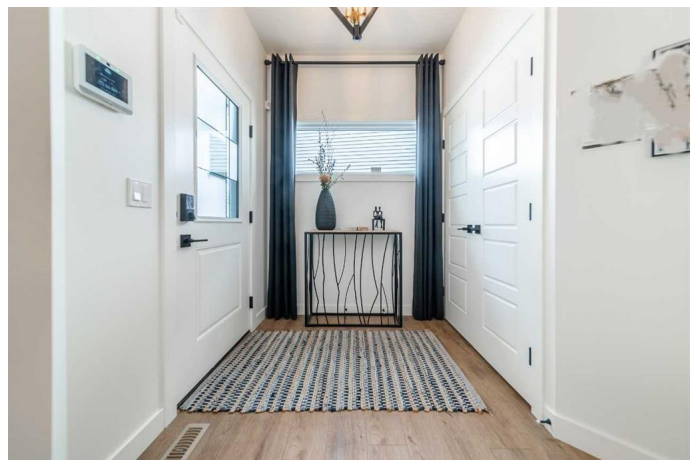
**\$874,425**

7 Bedroom, 5.00 Bathroom, 2,338 sqft

Residential on 0.12 Acres

Dawson's Landing, Chestermere, Alberta

Welcome to the Denali 4 “ where function meets elegant design. 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. 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 that may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it’s designed for sustainable, future-forward living. Featuring a full package 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. This thoughtfully designed home features a main floor bedroom and full bathroom. The gourmet kitchen boasts stainless steel appliances, a chimney hoodfan, and gas range, complemented by a spice kitchen with its own gas range, pantry shelving, and French door. Enjoy the open-concept great room with an electric fireplace and stunning floor-to-ceiling tile surround. Upstairs you'll find two primary bedrooms, including a luxurious 5-piece ensuite with tiled shower and soaker tub. Windows throughout fill the home with natural light. The fully developed basement of this home features a TWO BEDROOM LEGAL SUITE including full bathroom, 9' ceilings and



convenient side entrance â€”perfect for extended family living. Photos are representative.

Built in 2024

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2252284    |
| Price          | \$874,425   |
| Bedrooms       | 7           |
| Bathrooms      | 5.00        |
| Full Baths     | 5           |
| Square Footage | 2,338       |
| Acres          | 0.12        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 87 Dawson Wharf Mount |
| Subdivision | Dawson's Landing      |
| City        | Chestermere           |
| County      | Chestermere           |
| Province    | Alberta               |
| Postal Code | T1X2X6                |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 3                      |

**Interior**

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Gas Range, Microwave, Range Hood,                                                                            |

|                 |                                     |
|-----------------|-------------------------------------|
|                 | Refrigerator, Tankless Water Heater |
| Heating         | Forced Air                          |
| Cooling         | None                                |
| Fireplace       | Yes                                 |
| # of Fireplaces | 1                                   |
| Fireplaces      | Decorative, Electric                |
| Has Basement    | Yes                                 |
| Basement        | Finished, Full, Suite               |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Lighting                 |
| Lot Description   | Back Yard                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 35                |
| Zoning         | R-1               |
| HOA Fees       | 200               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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