

# \$1,050,000 - 123 Dawson Wharf Mount, Chestermere

MLS® #A2217920

**\$1,050,000**

8 Bedroom, 7.00 Bathroom, 3,263 sqft  
Residential on 0.12 Acres

Dawson's Landing, Chestermere, Alberta

Discover the Springfield by Trico Homes â€” a blend of space and style. This thoughtfully designed home features a spacious 3-car garage with 8' doors, perfect for larger vehicles. The main floor offers added flexibility with a bedroom and full bathroom, ideal for guests. Enjoy culinary creativity in the spice kitchen, while the open-to-below layout floods the living area with natural light. A legal suite provides space for extended family. Designed for modern families, the Springfield delivers comfort, function, and lasting value. Photos are representative.



Built in 2025

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2217920    |
| Price          | \$1,050,000 |
| Bedrooms       | 8           |
| Bathrooms      | 7.00        |
| Full Baths     | 6           |
| Half Baths     | 1           |
| Square Footage | 3,263       |
| Acres          | 0.12        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 123 Dawson Wharf Mount |
| Subdivision | Dawson's Landing       |
| City        | Chestermere            |
| County      | Chestermere            |
| Province    | Alberta                |
| Postal Code | T1X2W3                 |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

**Interior**

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Tankless Hot Water |
| Appliances        | Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer                            |
| Heating           | Forced Air, Natural Gas                                                                                                               |
| Cooling           | None                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                     |
| Fireplaces        | Decorative, Electric                                                                                                                  |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Finished, Full, Suite                                                                                                                 |

**Exterior**

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

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 4             |
| Zoning         | R-G           |
| HOA Fees       | 210           |

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             Bode Platform Inc.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.