

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

MLS® #A2252284

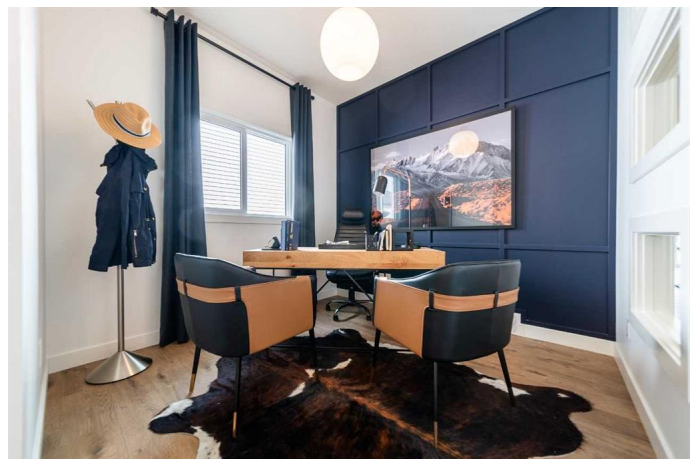
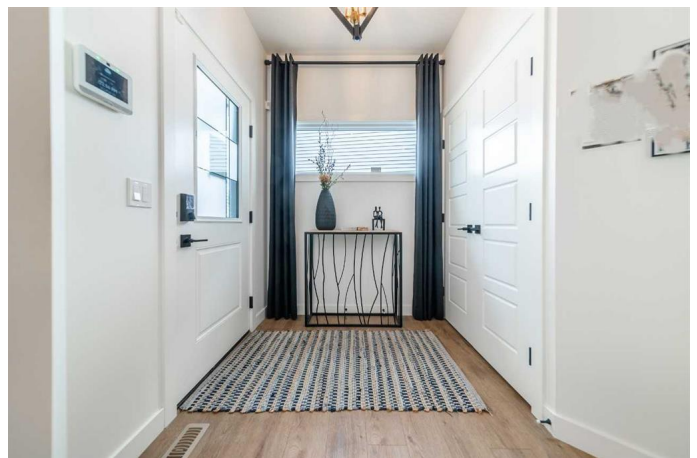
\$874,425

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 –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	13
Zoning	R-1
HOA Fees	200
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.