



THE
A-TEAM

**RE/MAX
FIRST**

196 DAWSON HARBOUR Heights, Chestermere T1X 1Z9

MLS®#: **A2104889**

Area: **Dawson's Landing**

Listing Date: **02/01/24**

List Price: **\$729,900**

Status: **Active**

County: **Chestermere**

Change: **-\$10k, 01-Feb**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Chestermere

Year Built:

2023

Lot Information

Lot Sz Ar:

1 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

2,080

Low Sqft:

Ttl Sqft:

2,080

DOM

108

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard,Pie Shaped Lot

Double Garage Attached,Off Street

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Lighting**

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Carpet,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Garage Control(s),Gas Range,Humidifier,Microwave,Range Hood,Refrigerator,Washer/Dryer

Int Feat:

Bathroom Rough-in,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Smart Home,Sump Pump(s),Vinyl Windows,Walk-In Closet(s),Wired for Sound

Utilities:

Room Information

Room

Mud Room

Bedroom

5pc Ensuite bath

Den

2pc Bathroom

Level

Main

Second

Second

Main

Main

Dimensions

6`6" x 8`9"

12`4" x 11`11"

8`8" x 14`0"

9`0" x 8`8"

4`10" x 4`1"

Room

Bedroom - Primary

Bedroom

Walk-In Closet

4pc Bathroom

Level

Second

Second

Second

Second

Dimensions

14`0" x 13`11"

13`4" x 10`2"

10`2" x 5`11"

6`10" x 8`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

2011615

Remarks

Pub Rmks:

Welcome to the gorgeous 2023 new built home located in the beautiful new community of Dawson Landings, Chestermere. Two houses away from a beautiful park/pond with a viewing platform. This elegant home features an open floor plan, 9' knockdown ceilings on the main floor, an office for working from home and a half bath. The executive kitchen is equipped with a touchless kitchen faucet, pot light, pendant lights, quartz countertops, a chimney hood fan, a gas stove, a built-in microwave, a large beautiful backsplash, and a walk-through pantry. The living room offers an upgraded gas fireplace with cantilever, tile surround and built-in speakers. Upstairs you will be welcomed by spacious 3 bedrooms and a huge bonus room. The luxurious master bedroom has a partial view of the pond, 5 pieces En-suite, standing showers with tiles to the ceiling, 2 sinks, 1 bathtub, a large walk-in closet and, a separate room for your toilet. Another 2 decent sized bedrooms come with 4 pieces bath and a bonus room perfect for relaxing family time. Large laundry room with tile flooring and far away from the master bedroom to make sure you have a good sleep. Additional features include a basement side entrance that offers endless possibilities for use. Enjoy the Certified New Home Warranty Program. Minutes away from restaurants, pubs, shopping, gas station, pharmacy, top-rated school, Chestermere Lake and much more. Please make the basement your final destination and wear slippers when accessing the basement.

Inclusions:
Property Listed By:

N/A
RE/MAX Real Estate (Central)

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











