



THE
A-TEAM

**RE/MAX
FIRST**

208 DAWSON HARBOUR HEIGHTS , Chestermere T1X1Z9

MLS® #: **A2118825** Area: **Dawson's Landing** Listing Date: **03/30/24** List Price: **\$740,000**
Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2023**
Lot Information
Lot Sz Ar: **4,370 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,054**
Low Sqft:
Ttl Sqft: **2,054**

DOM

50
Layout
Beds: **4 (4)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:
Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Refrigerator,Washer**
Int Feat: **Built-in Features,Chandelier,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Separate Entrance,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	10`5" x 11`6"
Dining Room	Main	9`11" x 11`2"
Pantry	Main	3`8" x 3`7"
Entrance	Main	7`8" x 6`0"
Bedroom	Upper	11`4" x 11`9"
Bedroom - Primary	Upper	12`9" x 13`6"
5pc Ensuite bath	Upper	9`11" x 9`7"

Room	Level	Dimensions
Living Room	Main	13`1" x 16`5"
Kitchen	Main	9`11" x 13`9"
3pc Bathroom	Main	7`11" x 4`11"
Bedroom	Upper	11`4" x 11`2"
4pc Bathroom	Upper	7`10" x 4`11"
Walk-In Closet	Upper	8`0" x 5`1"
Laundry	Upper	7`4" x 5`8"

Bonus Room	Upper	14`8" x 14`5"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R1	
Legal Desc:	2011615		Remarks
Pub Rmks:	Location, location, location! 2023 built home by Nuvista with numerous features. Open concept, Spacious entrance for plenty of room to put shoes off and on. As you enter the house, you will be welcomed by a large dining and living room area. The kitchen is equipped with contemporary appliances, ample cabinet space, a pantry, countertops, and a sizable working island. A main level bedroom and full bathroom are ideal for older individuals or a home office. On the upper level there are 2 full bathrooms and 3 large bedrooms. 2 of the bedrooms come with ensuites. The master bedroom has a 5 pce ensuite and walk-in closet. The second bedroom also has a 4 pce ensuite and ample closet space. The other bedroom is very spacious and also have plenty of closet space. The upper level also includes a laundry room for your convenience. There is a completely separate entrance to the basement. The community is one of the most desirable communities. Don't miss out on all this value!		
Inclusions:	N/A		
Property Listed By:	Diamond Realty & Associates LTD.		

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









