



THE
A-TEAM

**RE/MAX
FIRST**

235 DAWSON HARBOUR Court, Chestermere T1X 1Z6

MLS® #: **A2119690**

Area: **Dawson's Landing**

Listing Date: **04/07/24**

List Price: **\$833,900**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Chestermere

Year Built:

2024

Lot Information

Finished Floor Area

Abv Sqft:

2,124

Low Sqft:

Ttl Sqft:

2,124

Lot Sz Ar:

5,166 sqft

Lot Shape:

DOM

42

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

5

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Interior Lot,Street Lighting,Rectangular Lot

Double Garage Attached,Driveway,Garage Faces Front,On Street

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting,Rain Gutters**

Construction:

Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Tile,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Refrigerator,Dishwasher,Garage Control(s),Range Hood,Stove(s)

Int Feat:

Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
Great Room	Main	13`0" x 15`6"
Den	Main	8`0" x 9`0"
Mud Room	Main	
Bedroom	Upper	14`2" x 11`0"
4pc Bathroom	Upper	0`0" x 0`0"
Bonus Room	Upper	14`10" x 11`0"
5pc Ensuite bath	Upper	0`0" x 0`0"

Room	Level	Dimensions
Breakfast Nook	Main	8`0" x 11`6"
2pc Bathroom	Main	0`0" x 0`0"
Pantry	Main	
Bedroom	Upper	14`0" x 11`0"
Laundry	Upper	
Bedroom - Primary	Upper	13`0" x 15`8"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

R-1**TBV**

Remarks

Pub Rmks:	Welcome to the Meritt III; presented by Broadview Homes. This home has 2124 sq. ft. of living space with 3 Bedrooms, 2.5 Bathrooms, and a smartly placed flex room on the Main Floor. The spacious Kitchen features plenty of cabinet space, soft-close doors and drawers, and stainless steel appliances. The walkthrough pantry connects the kitchen to the mudroom and interior garage door for easy grocery drop off! The kitchen opens to a large Great Room and Dining Nook. This home has incredible flexibility for your family's needs; the Flex Room on Main Floor is a great space for a home office or overnight guests. Upstairs you will find a spacious Laundry Room, Bonus Room for family time, large Primary Retreat and 2 additional Bedrooms along with your main bathroom. The primary 5pc ensuite bathroom is outfitted with dual vanities, a large soaking tub, walk-in shower and private washing closet. The laundry room is a great size allowing for shelving and easy organization. Downstairs, the basement has 9' ceilings and is ready to grow with your family's needs. Hurry and book a showing at your brand new Broadview Home today.
Inclusions:	N/A
Property Listed By:	RE/MAX Crown

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



MAIN FLOOR - 875 SQFT



UPPER FLOOR - 1249 SQFT