



THE
A-TEAM

**RE/MAX
FIRST**

196 DAWSON Circle, Chestermere T1X 2R2

MLS® #: **A2119698**

Area: **Dawson's Landing**

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

List Price: **\$917,900**

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
Lot Sz Ar: **5,683 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,350**
Low Sqft:
Ttl Sqft: **2,350**

DOM

42
Layout
Beds: **5 (5)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **7**
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Interior Lot,Street Lighting,Rectangular Lot**
Park Feat: **Driveway,Garage Faces Front,On Street,Triple Garage Attached**

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: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator**
Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Breakfast Nook	Main	13`0" x 10`2"
Pantry	Main	
4pc Bathroom	Main	
Bedroom	Upper	11`4" x 10`4"
1pc Bathroom	Upper	
Bedroom	Upper	10`8" x 10`6"
5pc Ensuite bath	Upper	

Room	Level	Dimensions
Great Room	Main	14`0" x 14`10"
Bedroom	Main	11`10" x 10`6"
Bedroom	Upper	14`0" x 12`0"
Bonus Room	Upper	10`8" x 10`1"
4pc Bathroom	Upper	
Bedroom - Primary	Upper	12`8" x 14`10"
Laundry	Upper	

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

2210062**R-1**

Remarks

Pub Rmks:

Welcome to the Acacia II; presented by Broadview Homes. This home has 2350 SqFt of living space with a Chef & Spice Kitchen, 5 Bedrooms-including a main level bedroom and 4 full Bathrooms. The gorgeous Chef's Kitchen features plenty of cabinet space, soft-close doors and drawers, and stainless steel appliances and a large centre island with barstool seating. Keep this area spotless and use the spice kitchen outfitted with a stove, range hood, sink and storage. The kitchen opens to a large Great Room and Dining Nook. The great room has a centred fireplace adding to the comfort and ambiance. Upstairs you will find a bonus room, 5 bedrooms, 3 full bathrooms and the laundry. The primary has a deep walk-in closet and a private 5pc ensuite bathroom is outfitted with dual vanities, a large soaking tub, walk-in shower and private washing closet. The 2nd primary bedroom has a 4pc ensuite bathroom and walk-in closet. Bedrooms 3 & 4 upstairs are both great sizes; these share the main 4pc bathroom. 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:

Spice Kitchen: Stove

Property Listed By:

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



MAIN FLOOR - 1012 SQFT



UPPER FLOOR - 1338 SQFT