



THE
A-TEAM

**RE/MAX
FIRST**

19 DAWSON Manor, Chestermere T1X 2R4

MLS® #: **A2122007** Area: **Dawson's Landing** Listing Date: **10/30/24** List Price: **\$1,089,000**
 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: **4,916 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,031**
 Low Sqft:
 Ttl Sqft: **3,031**

DOM

21
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Cleared,Level**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central**
 Sewer:
 Ext Feat: **Playground,Private Entrance,Private Yard**
 Construction: **Concrete,Stone,Vinyl Siding,Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Gas Water Heater,Refrigerator,Washer**
 Int Feat: **French Door,High Ceilings,Kitchen Island**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`5" x 4`10"	Dining Room	Main	13`5" x 11`7"
Family Room	Main	17`6" x 15`10"	Kitchen	Main	15`10" x 13`2"
Living Room	Main	15`1" x 15`10"	Pantry	Main	8`4" x 7`5"
5pc Ensuite bath	Second	13`6" x 13`5"	Bedroom	Second	14`6" x 10`2"
Bedroom	Second	11`3" x 14`7"	Bedroom	Second	11`3" x 15`9"
Bonus Room	Second	16`1" x 22`7"	Laundry	Second	7`6" x 5`4"
Bedroom - Primary	Second	17`2" x 16`2"	Walk-In Closet	Second	13`6" x 7`7"

5pc Bathroom

Second

14`6" x 7`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2210062

Zoning:
R C1

Remarks

Pub Rmks:

Welcome to this stunning 3032 Sqft brand new home with 10 ft ceiling on the main and 9ft on the upper level . This home is better than any show homes that you have even seen this days due to the amount of upgrades that is in . This massive 4-bedroom house is located in the highly sought-after community of Dawson landing Chestermere. This is a property you truly need to see to believe. As you step inside, you will be Impressed by the details , the floor plan, the finishing material and so on and on ! When you open the double door you will be greeted by the open family room or huge office which is perfect for remote work or quiet study time. The home flows effortlessly into an expansive open kitchen , huge dinning and massive living area which is ideal for family gatherings and cozy evenings watching your favorite shows. The modern kitchen is the heart of the home and has elegant quartz countertops, a large island, stainless steel built-in appliances, and an expensive Gas cooktop, ensuring that every culinary adventure is a pleasure. Just off the kitchen, the large dining room invites you to step out onto the outdoor . Heading upstairs, you'll find a massive family room that is perfect for game nights . The upper level also includes 4 generously sized bedrooms, per. The highlight of the upstairs is the Huge primary bedroom with again 10 Ft ceiling .The master bathroom suite is a true oasis, complete with a luxurious built double sink , big tub and tiled standing shower . Additionally, the spacious walk-in closet offers ample storage for all your needs. This house has a side entrance for future secondary suite .I checked with the city for a legal secondary suite .This house was built to live in and it is loaded with very high amount of Luxury upgrades.

Inclusions:
Property Listed By:

Century 21 Bravo Realty

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











