



THE
A-TEAM

**RE/MAX
FIRST**

121 DAWSON CIRCLE , Chestermere T1X 2R6

MLS®#: **A2146366** Area: **Dawson's Landing** Listing Date: **07/03/24** List Price: **\$624,000**
 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: **3,268 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,470**
 Low Sqft:
 Ttl Sqft: **1,470**

DOM

75
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Street Lighting,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Ceramic Tile,Vinyl**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**
 Int Feat: **No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`9" x 5`6"	Living Room	Main	12`7" x 12`11"
Dining Room	Main	10`7" x 13`2"	Kitchen	Main	13`0" x 12`0"
Bedroom - Primary	Upper	13`8" x 11`11"	3pc Ensuite bath	Upper	10`5" x 4`11"
Bedroom	Upper	9`11" x 9`4"	Bedroom	Upper	13`5" x 9`3"
Laundry	Upper	5`8" x 3`0"	Foyer	Main	6`11" x 5`4"
Furnace/Utility Room	Basement	9`4" x 7`11"	2pc Bathroom	Main	5`1" x 5`4"
4pc Bathroom	Upper	7`11" x 4`11"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-1PRL

2210062

Remarks

Pub Rmks: **Welcome to 121 Dawson Circle, an ideal property for first-time buyers or investors! Dawson's Landing is the perfect family community, nestled in green spaces, parks, and community amenities. This beautiful home with a double garage. As you enter the front door, you are greeted with warm colors and an abundance of natural light. The open floor plan allows for great opportunities for entertaining and spending time with family and friends. The kitchen features quartz countertops, ample cupboard space, and a large pantry. There is a nice mudroom off the kitchen to your backyard and garage. Moving upstairs, you will find 2 spacious bedrooms and upper floor laundry. The primary suite is bright and welcoming and includes a walk-in closet and ensuite. The basement awaits your creative touch." The meticulously designed home is located just a short distance from community ponds, shopping centers, playgrounds, and reputable schools, offering an exceptional living experience.**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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