



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**305 DAWSON WAY , Chestermere T1X2R7**

MLS®#: **A2149373**      Area: **Dawson's Landing**      Listing Date: **07/16/24**      List Price: **\$565,000**  
 Status: **Active**      County: **Chestermere**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Chestermere**  
 Year Built: **2023**  
Lot Information  
 Lot Sz Ar: **3,027 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,531**  
 Low Sqft:  
 Ttl Sqft: **1,531**

DOM

**62**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Back Lane,Back Yard,Few Trees**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Concrete,Vinyl Siding**  
 Heating: **Forced Air**      Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Cooktop,Garage Control(s),Microwave,Refrigerator,Washer/Dryer**  
 Int Feat: **Kitchen Island,Open Floorplan,Quartz Counters,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`6" x 5`1"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`2" x 10`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`10" x 11`8"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`7" x 12`7"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>9`6" x 5`1"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>5`10" x 11`8"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`8" x 13`3"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`6" x 9`7"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`4" x 12`8"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2210062**

Zoning:  
**R-3**

Remarks

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Pub Rmks: **Chestermere's Brand new NO CONDO FEES Townhome! This newly built construction is in the prime location, and it offers plenty of luxury features that you will enjoy, from no condo fees, detached double car garage, 9' ceiling, quartz counter tops, vinyl floors, upper floor laundry, a spacious master bedroom featuring a luxurious 4 piece on-suite, and an additional of 2 other bedrooms. This unit is completely ready to move in! Chestermere provides an easy commute into Calgary, creating a home for the Calgary professionals, without the high density you will encounter in the city. Proximity to Calgary isn't the only highlight though, the growing City of Chestermere offers many diverse amenities, and all are a short drive away, or within walking distance like No Frills, Pizza Hut, Pharmacy and Dental.**

Inclusions: **None**  
Property Listed By: **eXp Realty**

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