



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**22 DAWSON Manor, Chestermere T1X2R4**

MLS® #: **A2149782** Area: **Dawson's Landing** Listing Date: **07/16/24** List Price: **\$924,400**  
 Status: **Active** County: **Chestermere** Change: **-\$22k, 22-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Chestermere**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **5,676 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,905**  
 Low Sqft:  
 Ttl Sqft: **2,905**

DOM

**62**  
Layout  
 Beds: **5 (5)**  
 Baths: **3.0 (3 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **6**  
 Garage Sz: **3**

Access:  
 Lot Feat: **Back Yard,Lake,Level,Street Lighting**  
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Lighting**

Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Stove,Microwave,Range Hood,Refrigerator**  
 Int Feat: **Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Smart Home,Soaking Tub,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>		<b>5pc Bathroom</b>	<b>Upper</b>	
<b>5pc Bathroom</b>	<b>Upper</b>		<b>Great Room</b>	<b>Main</b>	<b>14`0" x 14`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`6" x 14`0"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`0" x 14`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`4" x 10`10"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`4" x 14`3"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>13`6" x 14`2"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>13`0" x 14`2"</b>

**Dining Room**

**Main**

**12`6" x 14`0"**

**Bedroom**

**Main**

**10`4" x 10`2"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**2210062**

Zoning:

**TBD**

Remarks

Pub Rmks:

**Welcome to The Hunter - Luxurious Living in Chestermere! Don't miss out on this incredible deal in Dawson's Landing! This stunning 5-bedroom home offers 9' knockdown ceilings and an executive kitchen with top-of-the-line stainless steel appliances, a waterline to the fridge, gas cooktop, and a spice kitchen. The main floor includes a full bedroom and bath, perfect for guests. Cozy up in the great room by the gas fireplace with a tile surround. Enjoy high-end finishes like maple grade railing, LVP flooring, and quartz/granite countertops throughout. The luxurious 5-piece ensuite features dual sinks, a soaker tub, and a tiled walk-in shower. The upper level boasts a spacious primary retreat and three additional bedrooms. Step outside to your private greenspace-facing backyard, perfect for relaxation and entertainment. This home offers unbeatable value and luxury. \*Photos are representative.\***

Inclusions:

**N/A**

Property Listed By:

**Bode Platform Inc.**

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