



THE
A-TEAM

**RE/MAX
FIRST**

59 DAWSON Wharf, Chestermere T1X2X5

MLS® #: **A2154124** Area: **Dawson's Landing** Listing Date: **07/31/24** List Price: **\$990,000**
 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: **5,138 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,250**
 Low Sqft:
 Ttl Sqft: **3,250**

DOM

49
Layout
 Beds: **5 (5)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Stone, Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Microwave, Range, Refrigerator**
 Int Feat: **Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Ensuite bath	Main	0`0" x 0`0"	5pc Ensuite bath	Upper	0`0" x 0`0"
5pc Bathroom	Upper	0`0" x 0`0"	Bedroom	Main	10`0" x 12`2"
Great Room	Main	13`4" x 16`5"	Flex Space	Main	12`5" x 12`0"
Nook	Main	10`1" x 12`9"	Bedroom - Primary	Upper	16`0" x 15`0"
Bedroom	Upper	13`0" x 15`8"	Bedroom	Upper	12`0" x 11`2"
Bedroom	Upper	10`0" x 12`0"	Bonus Room	Upper	10`0" x 15`1"

2pc Bathroom

Main

0`0" x 0`0"

5pc Bathroom
Legal/Tax/Financial

Upper

Title:
Fee Simple
Legal Desc:

2311449

Zoning:
TBD

Remarks

Pub Rmks:

Dawson's Landing offers a connection with nature at your doorstep, featuring a 22-acre eco-park and environmental reserve with scenic trails, 2 future school-sites, a recreation facility, and much more. Enjoy easy access to downtown Calgary and the airport in just 22 minutes. Local conveniences includes a two-minute drive to Rainbow Falls shopping centre, 4 minute drive to Chestermere lake and a short walk to the Chestermere Bike Park. This is a Pre-construction listing listed by Trico Homes. Photos are representative.

Inclusions:
Property Listed By:

N/A
Bode Platform Inc.

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