



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**45 DAWSON Gardens, Chestermere T1X0L3**

MLS®#: **A2154137**      Area: **Dawson's Landing**      Listing Date: **07/31/24**      List Price: **\$856,000**  
 Status: **Active**      County: **Chestermere**      Change: **-\$39k, 04-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Chestermere**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **4,939 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,384**  
 Low Sqft:  
 Ttl Sqft: **2,384**

DOM

**49**  
Layout  
 Beds: **4 (4 )**  
 Baths: **3.0 (3 0)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Yard,Cul-De-Sac**  
 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,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Range Hood**  
 Int Feat: **Bathroom Rough-in,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Pantry,Recessed Lighting,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main		5pc Ensuite bath	Upper	
5pc Bathroom	Upper		Dining Room	Main	16`9" x 11`0"
Great Room	Main	14`7" x 14`0"	Foyer	Main	9`11" x 6`8"
Bedroom	Main	9`0" x 11`6"	Bonus Room	Upper	13`1" x 14`2"
Bedroom - Primary	Upper	16`0" x 12`0"	Bedroom	Upper	10`4" x 10`2"
Bedroom	Upper	11`0" x 10`0"			

Legal/Tax/Financial

Title: Fee Simple  
 Legal Desc: TBD  
 Zoning: TBD

Remarks

Pub Rmks: **This is a beautiful and functional layout on a great lot facing the park and green space in Dawson's Landing! 9ft basement with a side entrance, great for future potential development . A main floor bedroom and bathroom are a great feature for multi generational living. An upgraded kitchen, open to above living room and railing throughout are a few of the extras to take a look at.**

Inclusions: **LVP flooring throughout the main floor, quartz countertops, triple pane windows.**

Property Listed By: **Bode Platform Inc.**

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