



THE
A-TEAM

**RE/MAX
FIRST**

223 DAWSON HARBOUR Court, Chestermere T1X 1Z6

MLS® #: **A2156272** Area: **Dawson's Landing** Listing Date: **08/09/24** List Price: **\$962,900**
 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: **8,117 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,664**
 Low Sqft:
 Ttl Sqft: **2,664**

DOM

40
Layout
 Beds: **5 (5)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

Ttl Park: **7**
 Garage Sz: **3**

Access:

Lot Feat: **Interior Lot,Level,Pie Shaped Lot**
 Park Feat: **Driveway,Garage Faces Front,On Street,Triple Garage Attached**

Utilities and Features

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

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

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	14`6" x 16`0"	Bedroom	Main	9`10" x 10`0"
3pc Bathroom	Main		Pantry	Main	
Mud Room	Main		Bedroom - Primary	Upper	13`8" x 14`2"
5pc Ensuite bath	Upper		Bedroom	Upper	10`8" x 9`8"
Bonus Room	Upper	13`8" x 12`4"	Bedroom	Upper	13`0" x 9`8"
4pc Bathroom	Upper		Laundry	Upper	
Bedroom - Primary	Upper	15`8" x 15`6"			

Legal/Tax/Financial

Title: Zoning:

Fee Simple

R-1

Legal Desc:

1912478

Remarks

Pub Rmks: **Welcome to the Elston; presented by Broadview Homes. This home has 2664 SqFt of living space with Chef Kitchen, Spice Kitchen, Main Floor Bedroom, Main Floor 4pc Bathroom, Upper Level Bonus Room & Upper Level Laundry! This brand new home is built with luxurious finishes and comfort in mind. The gorgeous Chef's Kitchen features plenty of cabinet space, soft-close doors and drawers, stainless steel appliances and a large centre island with barstool seating. Keep this area spotless and use the spice kitchen outfitted with a stove, range hood, sink and pantry storage. The Spice Kitchen/Pantry is a walk-through that connects both the kitchen and mud room off the interior garage door for easy grocery drop off! The kitchen, dining and great room open floor plan is designed with entertainment in mind! This home is perfect for hosting the holidays! The main level bedroom and 4pc bathroom is a great addition for a large family! Upstairs holds 2 primary bedrooms, 2 additional bedrooms, a bonus room and laundry. The first primary bedroom is paired with a walk-in closet and a private 5pc ensuite bathroom with a deep soaking tub, dual vanities, walk-in shower and private washing closet. The 2n primary bedroom is paired with a 4pc ensuite bathroom and walk-in closet. Bedrooms 3 & 4 on the upper level share the main pc bathroom with a tub/shower combo. The upstairs laundry room is outfitted with a sink! The bonus room is exactly that; a bonus! Enjoy the evenings winding down with the family in this comfortable plush space. Hurry and book a showing at your brand new Broadview Home today.**

Inclusions: **N/A**
Property Listed By: **RE/MAX Crown**

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