



THE
A-TEAM

**RE/MAX
FIRST**

196 DAWSON Circle, Chestermere T1X 2R2

MLS® #: **A2156274** Area: **Dawson's Landing** Listing Date: **08/09/24** List Price: **\$917,900**
 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: **5,683 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,350**
 Low Sqft:
 Ttl Sqft: **2,350**

DOM

40
Layout
 Beds: **5 (5)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Interior Lot,Street Lighting,Rectangular 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,Electric Stove,Garage Control(s),Range Hood,Refrigerator**
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Soaking Tub,Walk-In Closet(s)**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------------|--------------|----------------------|--------------------------|--------------|-----------------------|
| Breakfast Nook | Main | 13`0" x 10`2" | Great Room | Main | 14`0" x 14`10" |
| Pantry | Main | | Bedroom | Main | 11`10" x 10`6" |
| 4pc Bathroom | Main | | Bedroom | Upper | 14`0" x 12`0" |
| Bedroom | Upper | 11`4" x 10`4" | Bonus Room | Upper | 10`8" x 10`1" |
| 1pc Bathroom | Upper | | 4pc Bathroom | Upper | |
| Bedroom | Upper | 10`8" x 10`6" | Bedroom - Primary | Upper | 12`8" x 14`10" |
| 5pc Ensuite bath | Upper | | Laundry | Upper | |

Legal/Tax/Financial

Title: Zoning:

Fee Simple

R-1

Legal Desc:

2210062

Remarks

Pub Rmks:

Welcome to the Acacia II; presented by Broadview Homes. This home has 2350 SqFt of living space with a Chef & Spice Kitchen, 5 Bedrooms-including a main level bedroom and 4 full Bathrooms. The gorgeous Chef's Kitchen features plenty of cabinet space, soft-close doors and drawers, and 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 storage. The kitchen opens to a large Great Room and Dining Nook. The great room has a centred fireplace adding to the comfort and ambiance. Upstairs you will find a bonus room, 5 bedrooms, 3 full bathrooms and the laundry. The primary has a deep walk-in closet and a private 5pc ensuite bathroom is outfitted with dual vanities, a large soaking tub, walk-in shower and private washing closet. The 2nd primary bedroom has a 4pc ensuite bathroom and walk-in closet. Bedrooms 3 & 4 upstairs are both great sizes; these share the main 4pc bathroom. The laundry room is a great size allowing for shelving and easy organization. Downstairs, the basement has 9' ceilings and is ready to grow with your family's needs. 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