

235 DAWSON HARBOUR Court, Chestermere T1X 1Z6

A2156278 Listing 08/20/24 List Price: \$833,900 MLS®#: Area: Dawson's Landing

Status: Active County: Chestermere Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Residential Sub Type: City/Town: Chestermere

Year Built: Lot Information

Lot Sz Ar: Lot Shape:

Detached

2024 Abv Saft: Low Sqft:

5,166 sqft

Ttl Sqft:

2,124

2,124

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

29

5 Ttl Park: 2 Garage Sz:

3 (3)

2.5 (2 1)

2 Storey

Access:

Lot Feat: Back Yard, Interior Lot, Street Lighting, Rectangular Lot Park Feat:

Double Garage Attached, Driveway, Garage Faces Front, On Street

Finished Floor Area

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air

Sewer:

Ext Feat: **Lighting, Rain Gutters**

Stone, Vinyl Siding, Wood Frame

Flooring:

Carpet, Tile, Vinyl Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Built-In Refrigerator, Dishwasher, Garage Control(s), Range Hood, Stove(s)

Int Feat: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, 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>
Great Room	Main	13`0" x 15`6"	Breakfast Nook	Main	8`0" x 11`6"
Den	Main	8`0" x 9`0"	2pc Bathroom	Main	0`0" x 0`0"
Mud Room	Main		Pantry	Main	
Bedroom	Upper	14`2" x 11`0"	Bedroom	Upper	14`0" x 11`0"
4pc Bathroom	Upper	0`0" x 0`0"	Laundry	Upper	
Bonus Room	Upper	14`10" x 11`0"	Bedroom - Primary	Upper	13`0" x 15`8"
5pc Ensuite bath	Upper	0`0" x 0`0"			

Legal/Tax/Financial

Title: Zoning: Fee Simple R-1

Legal Desc: TBV

Remarks

Pub Rmks:

Welcome to the Meritt III; presented by Broadview Homes. This home has 2124 sq. ft. of living space with 3 Bedrooms, 2.5 Bathrooms, and a smartly placed flex room on the Main Floor. The spacious Kitchen features plenty of cabinet space, soft-close doors and drawers, and stainless steel appliances. The walkthrough pantry connects the kitchen to the mudroom and interior garage door for easy grocery drop off! The kitchen opens to a large Great Room and Dining Nook. This home has incredible flexibility for your family's needs; the Flex Room on Main Floor is a great space for a home office or overnight guests. Upstairs you will find a spacious Laundry Room, Bonus Room for family time, large Primary Retreat and 2 additional Bedrooms along with your main bathroom. The primary 5pc ensuite bathroom is outfitted with dual vanities, a large soaking tub, walk-in shower and private washing closet. 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