

## 215 DAWSON HARBOUR Court, Chestermere T1X 1Z6

A2156280 08/20/24 List Price: \$888,900 MLS®#: Area: Dawson's Landing Listing

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

Date:



**General Information** 

Prop Type: Residential Sub Type: City/Town:

Year Built: 2024 Lot Information

Lot Sz Ar:

Lot Shape:

Detached

Chestermere Finished Floor Area Abv Saft:

> Low Sqft: Ttl Sqft:

4,933 sqft 2,315

<u>Parking</u>

DOM

**Layout** 

Beds:

Baths:

Style:

2,315

29

Ttl Park: 5 Garage Sz: 2

4 (4)

2.5 (2 1)

2 Storey

Access:

Lot Feat: Back Yard, Lawn, Interior Lot, Street Lighting, Rectangular Lot Park Feat: Double Garage Attached, Driveway, Garage Faces Front, On Street

## Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: **Forced Air** 

Sewer:

**Lighting, Rain Gutters** Ext Feat:

Stone, Vinyl Siding, Wood Frame

Flooring:

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

**Poured Concrete** 

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

Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s) Int Feat:

**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`0"	Breakfast Nook	Main	8`0" x 11`6"
Den	Main	8`0" x 9`0"	Pantry	Main	
Mud Room	Main		Bedroom - Primary	Upper	13`0" x 15`8"
5pc Ensuite bath	Upper		Bonus Room	Upper	14`10" x 12`8"
Laundry	Upper		Bedroom	Upper	12`8" x 13`0"
Bedroom	Upper	11`6" x 11`0"	Bedroom	Upper	14`2" x 10`0"
4pc Bathroom	Upper		2pc Bathroom	Main	

## Legal/Tax/Financial

Title: Zoning: Fee Simple R-1

Legal Desc: TBV

Remarks

Pub Rmks:

Welcome to the Meritt II; presented by Broadview Homes. This home has 2315 sq. ft. of living space with 4 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 3 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** 

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