



THE
A-TEAM

**RE/MAX
FIRST**

477 DAWSON Circle, Chestermere T1X2R5

MLS® #: **A2156860** Area: **Dawson's Landing** Listing Date: **08/10/24** List Price: **\$576,000**
Status: **Active** County: **Chestermere** Change: **-\$1,000, 12-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere** Finished Floor Area
Year Built: **2022** Abv Sqft: **1,464**
Lot Information Low Sqft:
Lot Sz Ar: **3,248 sqft** Ttl Sqft: **1,464**
Lot Shape:

DOM

102
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Access:
Lot Feat: **Standard Shaped Lot**
Park Feat: **Double Garage Detached**

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone, Vinyl Siding, Wood Frame**
Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
Sewer: **Playground** Water Source:
Ext Feat: **Playground** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer**
Int Feat: **Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`0" x 12`0"	Dining Room	Main	15`0" x 9`6"
Living Room	Main	13`8" x 13`0"	Entrance	Main	6`0" x 5`6"
Laundry	Upper	5`10" x 3`2"	Mud Room	Main	7`0" x 3`0"
Bedroom - Primary	Upper	13`8" x 12`0"	Bedroom	Upper	10`0" x 9`4"
2pc Bathroom	Main	5`4" x 5`0"	4pc Bathroom	Upper	10`4" x 5`0"
4pc Bathroom	Main	8`0" x 5`0"	Bedroom	Main	11`0" x 9`4"

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-1PRL**

Legal Desc:

2210062

Remarks

Pub Rmks:

HUGE PRICE DROP FOR QUICK SALE! SEIZE THIS AMAZING OPPORTUNITY BEFORE IT'S GONE! This beautiful home in Dawson's Landing, Chestermere, offers 3 spacious bedrooms, 2.5 baths, and a bright open-concept main floor. The primary suite includes a tray ceiling, walk-in closet, and spa-like ensuite. Enjoy a functional mudroom, **DETACHED DOUBLE CAR GARAGE**, and an unfinished basement ready for your personal touch. Located minutes from playgrounds, shopping, schools, and Chestermere Lake, this home is perfect for families.

Inclusions:

none

Property Listed By:

Real Estate Professionals Inc.

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





