



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**477 DAWSON Circle, Chestermere T1X2R5**

MLS® #: **A2156860**      Area: **Dawson's Landing**      Listing Date: **08/10/24**      List Price: **\$615,000**  
 Status: **Active**      County: **Chestermere**      Change: **-\$10k, 30-Aug**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Chestermere**  
 Year Built: **2022**  
Lot Information  
 Lot Sz Ar: **3,248 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,464**  
 Low Sqft:  
 Ttl Sqft: **1,464**

DOM

**39**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **Playground**

Construction: **Stone, Vinyl Siding, Wood Frame**  
 Flooring: **Carpet, Ceramic Tile, Vinyl Plank**  
 Water Source:  
 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**  
Legal Desc:

**2210062**

Zoning:  
**R-1PRL**

Remarks

Pub Rmks: **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, double detached 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**









