



THE
A-TEAM

**RE/MAX
FIRST**

101 DAWSON Drive, Chestermere T1X 1Z8

MLS®#: **A2158991** Area: **Dawson's Landing** Listing Date: **08/19/24** List Price: **\$599,900**
 Status: **Pending** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Chestermere**
 Year Built: **2022**
 Lot Information
 Lot Sz Ar: **3,233 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Corner Lot,Lake,Landscaped,Street Lighting**
 Park Feat: **Alley Access,Off Street,On Street,Parking Pad,Paved**

Finished Floor Area
 Abv Sqft: **1,553**
 Low Sqft:
 Ttl Sqft: **1,553**

DOM

30
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line**
 Construction: **Vinyl Siding**
 Flooring: **Carpet,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Gas Range,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,French Door,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,Pantry,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	7`2" x 7`7"	Living Room	Main	14`1" x 19`1"
Kitchen	Main	15`0" x 12`11"	Mud Room	Main	5`5" x 7`8"
Bedroom	Main	10`1" x 10`1"	3pc Bathroom	Main	5`5" x 8`5"
Pantry	Main	4`4" x 5`8"	Bedroom - Primary	Upper	14`10" x 12`5"
Walk-In Closet	Upper	8`4" x 5`10"	3pc Ensuite bath	Upper	8`9" x 5`11"
4pc Bathroom	Upper	8`10" x 5`10"	Bedroom	Upper	11`10" x 10`4"
Bedroom	Upper	13`3" x 10`3"	Family Room	Upper	17`7" x 13`11"

Laundry

Upper

5`9" x 7`5"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

1912378

Zoning:

R3

Remarks

Pub Rmks:

NEWER BUILT- SEPARATE SIDE ENTRANCE,CORNER LOT HOUSE nestled in the highly sought community. Over 1550 square feet of living space with 9 foot ceiling in Dawson's Landing neighborhood, this home is a testament to modern craftsmanship. Dawson's Landing is a -new community This community has been specially created to allow families to experience a close connection with nature. There's always something to do, from swimming, skating, cycling on the extensive bike paths, fishing at the lake to picnicking in the future eco-park while learning about wetland preservation. And it's all as little as 22 minutes from downtown Calgary or the airport. Live within walking distance of almost 30 acres of protected future wetland. Your family will never grow tired of exploring the low-impact trails, pathways, boardwalk, and viewing areas near your new home. Signage will provide educational information on wetland rehabilitation and preservation as well as on environmental sustainability, so you'll always be learning while you play. In about five minutes, your family can use the network to walk to many destinations, such as the future eco-park, recreational facility, school sites (there are sites for two future schools), and various parks. THE OPEN -CONCEPT main floor, adorned with i Luxury Vinyl Plank flooring, The heart of this home lies in the kitchen, a culinary haven with ample cabinetry, a generous CENTRAL ISLAND , gleaming white QUARTZ COUNTERTOPS quartz , and STAINLESS-STEEL APPLIANCES . The living room offers a perfect SIZE.. As you go up the stairs, you'll discover the primary master suite indulges with a WALK -IN CLOSET and a spa-like 3-piece bathroom. Uppers you'll also find the second and third bedrooms and their shared 4pc bathroom with a tub Completing the UPPER -LEVEL LAUNDRY area for your convenience. This home is less then 10 minutes away from Costco Walmart, East Hill Mall shopping area .

Inclusions:

Property Listed By:

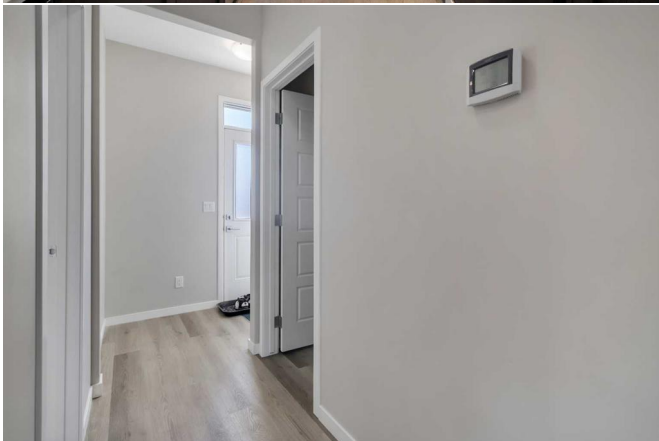
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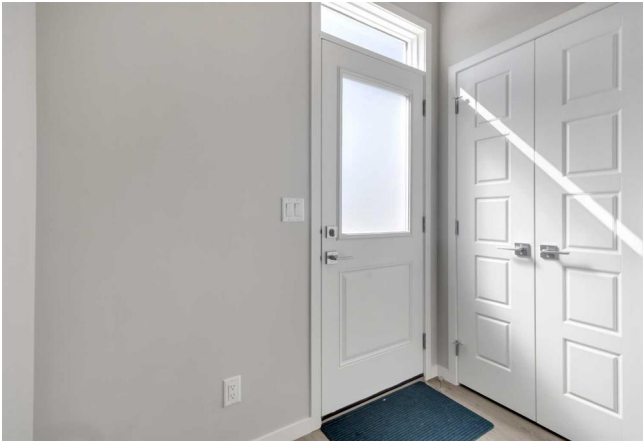
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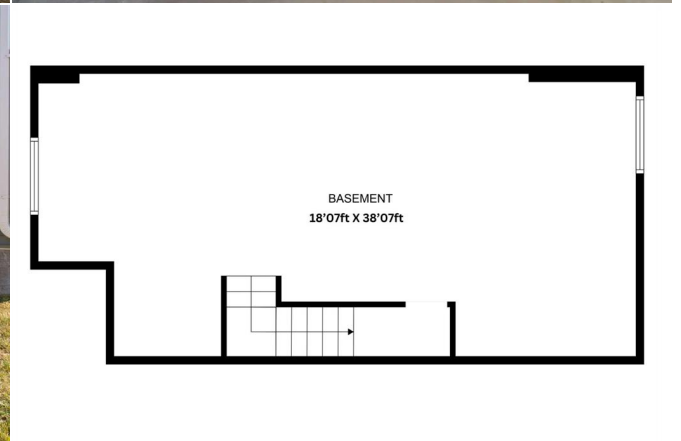
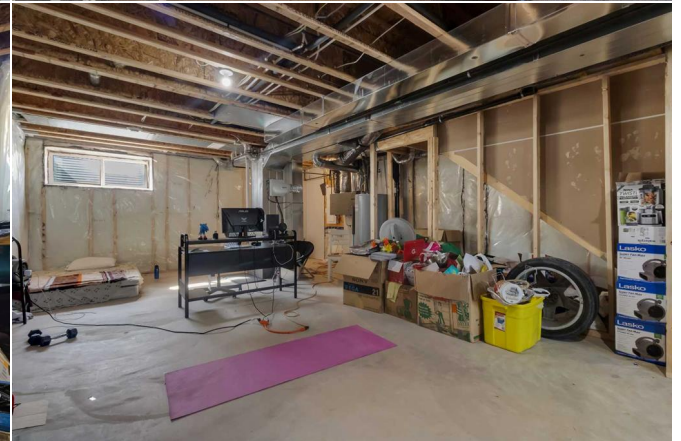
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











Main



Upper

