

## 222 DAWSON WHARF Rise, Chestermere T1X 2X4

Status:       Active       County:       Chestermere       None       Association: Fort McMurray         Image:       None       Association: Fort McMurray       Image: None       Image: None       Image: None         Image:       Image:       None       Association: Fort McMurray       Image: None       Image: None         Image:       Image:       Image: None       Association: Fort McMurray       Image: None       Image: None         Image:       Image:       Image: None       Residential       Image: None       Image: None         Image:       Prop Type:       Semi Detached (Half       Image: None       Image: None       Image: None         Image:       Image:       Image: None       Image: None       Image: None       Image: None         Image:       Image: None       Image: None       Image: None       Image: None       Image: None         Image:       Image: None       Image: None       Image: None       Image: None       Image: None       Image: None         Image:       Image: None       Image: None       Image: None       Image: None       Image: None         Image: None       Image: None       Image: None       Image: None       Image: None       Image: None         Image: None       Im	MLS®#: <b>A21</b>	.59226 Are	a: Dawson's Landin	<b>g</b> Listing <b>08/21/</b> 2 Date:	24 List Pric	e: <b>\$664,900</b>			
Pop Type::       Residential → Layout       Layout       Beds       3 (3 )         Sub Type::       Semi Detached (Haif / Duplex)       Finished Eloc.Area       Beds       3 (3 )         CityTown::       Chestermer       Aiv Sqft:       1,625       Baths::       2 :5 (2 )         CityTown::       Chestermer       Aiv Sqft:       1,625       Baths::       2 :5 (2 )         Litformation       LOS SA ::       Aiv Sqft:       1,625       Baths::       2 :5 (2 )         Litformation       Tit Sqft:       1,625       Baths::       2 :5 (2 )         Litformation       Tit Sqft:       1,625       Baths::       2 :5 (2 )         Litformation       Lot Sa Ar:       1,625       Baths::       2 :5 (2 )         Access:       Jaff sqft       Parking       Ttl Park::       4 (Garage Sz:       2 )         Lot Feat:       Double Garage Attached,Driveway,Garage Faces Front,On Street       Vinyl Siding,Wood Frame       Flooring:       Street Lighting,Rain Gutters       Vinyl Siding,Wood Frame       Flooring:       Vinyl Siding,Wood Frame <td>Status: Acti</td> <td>i<b>ve</b> Cou</td> <td>Inty: Chestermere</td> <td></td> <td>Associat</td> <td>tion: Fort McMurray</td> <td></td> <td></td> <td></td>	Status: Acti	i <b>ve</b> Cou	Inty: Chestermere		Associat	tion: Fort McMurray			
Asphalt Shingle       Construction:         Heating:       Forced Air       Construction:         Sewer:       Flooring:       Flooring:         Ext Feat:       Lighting,Rain Gutters       Carpet,Tile,Vinyl Plank Water Source: Fnd/Bsmt: Poured Concrete       Vinyl Siding,Wood Frame         Kitchen Appl:       Dishwasher,Garage Control(s),Range Hood,Refrigerator,Stove(s)       Poured Concrete         Int Feat:       High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)       Jimensions         Room       Level       Dimensions       Room       Level       Dimensions         Great Room       Main       14 '4 " x 13'9"       Breakfast Nook       Main       8'8 " x 9'2"         Pantry       Main       17 '2 " x 5'9"       Foyer       Main       7'2 " x 3'1"         Bonts Room       Upper       10 '0 " x 14'1"       Bedroom - Primary       Upper       12'8" x 1'9"         Walk-In Closet       Upper       9'1 " x 5'0"       4pc Ensuite bath       Upper       9'1 " x 5'0"				Prop Type: Sub Type: City/Town: Year Built: Lot Information Lot Sz Ar: Lot Shape: Access: Lot Feat:	Residential Semi Detached (Ha Duplex) Chestermere 2025 3,187 sqft Back Yard,Interior	Finished Floor Area Abv Sqft: Low Sqft: Ttl Sqft: <b>Lot,Level,Street Ligh</b>	1,625 hting,Rectangular Lot	28 Layout Beds: Baths: Style: Parking Ttl Park: Garage Sz:	2.5 (2 1) 2 Storey,Side by Side 4
Heating:       Forced Air       Vinyl Siding,Wood Frame         Sewer:       Flooring:         Sewer:       Ext Feat:       Lighting,Rain Gutters       Carpet,Tile,Vinyl Plank Water Source: Fnd/Bsmt:         Poured Concrete         Kitchen Appl:       Dishwasher,Garage Control(s),Range Hood,Refrigerator,Stove(s)         Int Feat:       High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)         Utilities:       Bimensions         Room       Level       Dimensions         Great Room       Main       14'4" x 13'9"         Breakfast Nook       Main       8'8" x 9'2"         Kitchen       Main       11'0" x 9'2"       2pc Bathroom       Main       7'2" x 3'1"         Pantry       Main       7'2" x 5'9"       Foyer       Main       7'2" x 3'1"         Bonus Room       Upper       10'0" x 14'1"       Bedroom - Primary       Upper       9'1" x 5'0"         Walk-In Closet       Upper       5'0" x 5'3"       4pc Ensuite bath       Upper       9'1" x 5'0"					Utilities and Featu	res			
Water Source: Fnd/Bsmt: Poured ConcreteKitchen Appl:Dishwasher,Garage Control(s),Range Hood,Refrigerator,Stove(s)Poured ConcreteInt Feat:High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Oren Floorplan,Pantry,Walk-In Closet(s)JimensionsRoomLevelDimensionsRoomLevelDimensionsGreat RoomMain14'4" x 13'9"Breakfast NookMain8'8" x 9'2"KitchenMain11'0" x 9'2"2pc BathroomMain7'2" x 3'1"PantryMain7'2" x 5'9"FoyerMain7'2" x 3'1"Bonus RoomUpper10'0" x 14'1"Bedroom - PrimaryUpper12'8" x 11'9"Walk-In ClosetUpper5'0" x 5'3"4pc Ensuite bathUpper9'1" x 5'0"4pc BathroomUpper9'1" x 5'0"BedroomUpper10'5" x 9'11"	Heating: Sewer:	ing: Forced Air Vinyl Siding,Wood Frame Flooring:							
Kitchen Appl: Int Feat: Utilities:Dishwasher,Garage Control(s),Range Hood,Refrigerator,Stove(s) High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s) Nom InformationLevelDimensions Dimensions Room InformationLevelDimensions Sint Y and Y an		5 5, 1 1 1			Water S Fnd/Bsr	Source: nt:			
RoomLevelDimensionsRoomLevelDimensionsGreat RoomMain14'4" x 13'9"Breakfast NookMain8'8" x 9'2"KitchenMain11'0" x 9'2"2pc BathroomMain7'2" x 3'1"PantryMain7'2" x 5'9"FoyerMain7'2" x 3'1"Bonus RoomUpper10'0" x 14'1"Bedroom - PrimaryUpper12'8" x 11'9"Walk-In ClosetUpper5'0" x 5'3"4pc Ensuite bathUpper9'1" x 5'0"4pc BathroomUpper9'1" x 5'0"BedroomUpper10'5" x 9'11"	Int Feat:				erator,Stove(s) moking Home,Open Fl	oorplan,Pantry,Walk-	In Closet(s)		
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Pantry         Main         7`2" x 5`9"         Foyer         Main         7`2" x 3`1"           Bonus Room         Upper         10`0" x 14`1"         Bedroom - Primary         Upper         12`8" x 11`9"           Walk-In Closet         Upper         5`0" x 5`3"         4pc Ensuite bath         Upper         9`1" x 5`0"           4pc Bathroom         Upper         9`1" x 5`0"         Bedroom         Upper         10`5" x 9`11"	<b>(itchen</b>				2pc Ba	throom			
Walk-In Closet         Upper         5`0" x 5`3"         4pc Ensuite bath         Upper         9`1" x 5`0"           4pc Bathroom         Upper         9`1" x 5`0"         Bedroom         Upper         10`5" x 9`11"	Pantry	Mai	in	7`2" x 5`9"			Main	7`2	" x 3`1"
4pc Bathroom         Upper         9`1" x 5`0"         Bedroom         Upper         10`5" x 9`11"									
Bedroom Upper 10`0" x 9`11" Laundry Upper								10`	5" x 9`11"
	Bedroom	Upp	ber	10`0" x 9`11"		•	Upper		
Legal/Tax/Financial					Legal/Tax/Financ	181			

Fee Simple	R-3
Legal Desc:	2311449
	Remarks
Pub Rmks: Inclusions: Property Listed By:	Welcome to the Nadia; presented by Broadview Homes. This home has 1625 SqFt of living space with a beautiful open floor plan, walkthrough pantry, upper level bonus room and upper level laundry! This brand new home is built with luxurious finishes and comfort in mind. The gorgeous kitchen is finished with 42inch upper cabinets, soft closed cabinets doors & drawers, stainless steel appliances and a large centre island with barstool seating. The walk-in pantry is an added bonus for dry goods storage! The kitchen, dining nook and great room are an open floor plan with 9Ft ceilings and plenty of natural light which all compliment and emphasize the size of home. The main level is complete with a 2pc powder room. Upstairs holds 3 bedrooms, a bonus room and laundry. The spacious primary bedroom is paired with a 4pc ensuite bathroom and a walk-in closet. Bedrooms 2 & 3 are both a great size; these share the main 4pc bath. The upper level bonus room is a treat for evening seating with the family. The laundry is conveniently located upstairs near all the bedrooms too. Downstairs, the basement has a separate side entry, 9 Ft ceilings, and plumbing rough-ins so the space is ready to grow with your family's needs! This home is outfitted with a 200 AMP panel, double attached front garage & a large driveway! Hurry and book a showing at your brand new home built by Broadview today! N/A RE/MAX Crown

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