

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®#: A21	.59226 Are	a: Dawson's Landin	g Listing 08/21/ 2 Date:	24 List Pric	e: \$664,900			
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>ive 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 ve 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: Lot,Level,Street Ligh	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"	(itchen				2pc Ba	throom			
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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

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