

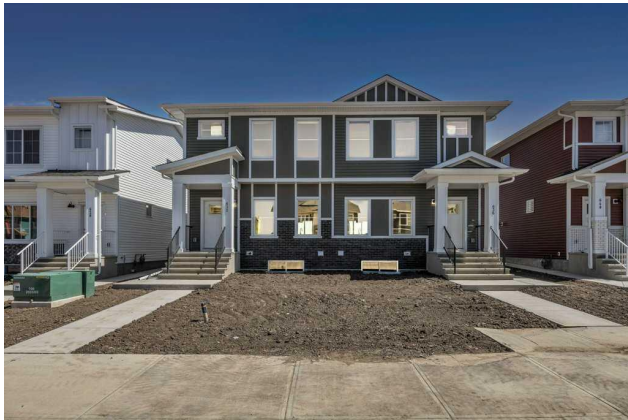


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**636 DAWSON Drive, Chestermere T1X 2X2**

MLS®#: **A2159435**      Area: **Dawson's Landing**      Listing Date: **08/21/24**      List Price: **\$580,000**  
 Status: **Active**      County: **Chestermere**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Chestermere**  
 Year Built: **2024**  
 Lot Information  
 Lot Sz Ar: **2,747 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Street Lighting,Rectangular Lot**  
 Park Feat: **Off Street,Parking Pad**

Finished Floor Area  
 Abv Sqft: **1,575**  
 Low Sqft:  
 Ttl Sqft: **1,575**

DOM

**29**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Playground**  
 Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**  
 Int Feat: **Bathroom Rough-in,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Tray Ceiling(s),Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`8" x 5`3"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`0" x 10`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`6" x 13`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`1" x 11`10"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>5`3" x 7`11"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`4" x 4`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`5" x 8`10"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`4" x 12`4"</b>
<b>Family Room</b>	<b>Upper</b>	<b>15`1" x 7`10"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`6" x 11`11"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2311449**

Zoning:  
**R3**

Remarks

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Pub Rmks: **Welcome to this brand new, beautiful semi-detached house in most of the most demanding communities of Dawson Landing, where this house features a side entrance to the basement with 9ft ceiling, concrete pad at the back, bonus area upstairs, primary bedroom with "Tray Ceiling" makes this property a complete package of functionality and elegance. At the entrance, you're welcomed with an open layout, a large living area with huge windows, a separate dining area and a good size kitchen with stainless steel appliances including a chimney hood fan and a built-in microwave. Venturing upstairs, this house has 3 bedrooms, 2.5 bathrooms, a laundry room and a bonus room. Primary bedroom has its own 4pc ensuite and a walkin closet. The other two bedrooms share another 4pc bathroom. Basement comes with a side entrance with 2 large windows that can be perfect for your future needs. The backyard comes with a huge backyard, gas line for the barbeque and a concrete pad as well.**

Inclusions: **NA**  
Property Listed By: **PREP Realty**

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