



THE
A-TEAM

**RE/MAX
FIRST**

616 DAWSON Drive, Chestermere T1X2X1

MLS® #: **A2160346** Area: **Dawson's Landing** Listing Date: **09/03/24** List Price: **\$570,000**
 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: **2024**
Lot Information
 Lot Sz Ar: **2,747 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane**
 Park Feat: **Off Street, Parking Pad**

Finished Floor Area
 Abv Sqft: **1,566**
 Low Sqft:
 Ttl Sqft: **1,566**

DOM

15
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, Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line, Playground**

Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked**
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tray Ceiling(s), Walk-In Closet(s)**
 Utilities:

Room Information

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

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **2311449**
 Zoning: **R3**

Remarks

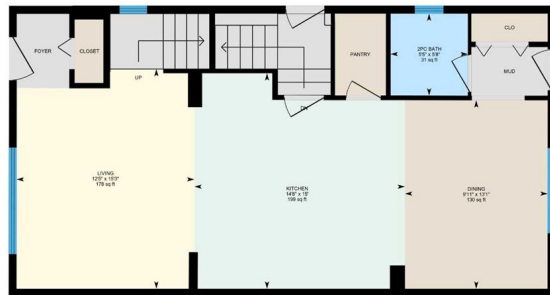
Pub Rmks: **Welcome to this brand new, beautiful semi-detached house in most of the most demanding communities of Dawson Landing, where this house features a side entrance to the basement with 9ft ceiling, concrete pad at the back, bonus area upstairs, primary bedroom with "Tray Ceiling" makes this property 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: **FRIDGE, STOVE, MICROWAVE, DISHWASHER, WASHER, DRYER**
 Property Listed By: **PREP Realty**

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

616 Dawson DR, Chestermere, AB

Main Floor Exterior Area 770.56 sq ft
Interior Area 706.79 sq ft



PREPARED: 2024/09/29

While regions are excluded from total floor area in iGUADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

616 Dawson DR, Chestermere, AB

2nd Floor Exterior Area 796.35 sq ft
Interior Area 731.54 sq ft



PREPARED: 2024/09/29

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616 Dawson DR, Chestermere, AB

Basement (Below Grade) Exterior Area 695.66 sq ft
Interior Area 637.94 sq ft



PREPARED: 2024/09/29

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