



THE
A-TEAM

**RE/MAX
FIRST**

219 DAWSON WHARF Rise, Chestermere T1X 2X4

MLS®#: **A2160370** Area: **Dawson's Landing** Listing Date: **08/25/24** List Price: **\$699,900**
 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: **2024**
 Lot Information
 Lot Sz Ar: **3,818 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Backs on to Park/Green Space, Corner Lot, No Neighbours Behind, Rectangular Lot**
 Park Feat: **Double Garage Attached, Off Street**

DOM

24
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey, Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`9" x 5`9"	Dining Room	Main	12`2" x 9`8"
Kitchen	Main	11`10" x 11`10"	Living Room	Main	13`7" x 13`7"
4pc Bathroom	Upper	4`11" x 10`7"	4pc Ensuite bath	Upper	14`9" x 5`5"
Bedroom	Upper	10`0" x 14`0"	Bedroom	Upper	10`0" x 14`0"
Family Room	Upper	19`1" x 11`1"	Laundry	Upper	5`9" x 7`0"
Bedroom - Primary	Upper	13`9" x 18`1"	Walk-In Closet	Upper	5`9" x 9`1"

3pc Bathroom
Bedroom
Laundry
Furnace/Utility Room

Basement
Basement
Basement
Basement

4`6" x 9`7"
10`11" x 8`11"
9`11" x 7`3"
9`11" x 6`2"

Bedroom
Kitchen
Game Room

Basement
Basement
Basement

11`0" x 13`4"
9`9" x 10`11"
13`2" x 14`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311449

Zoning:
R-3

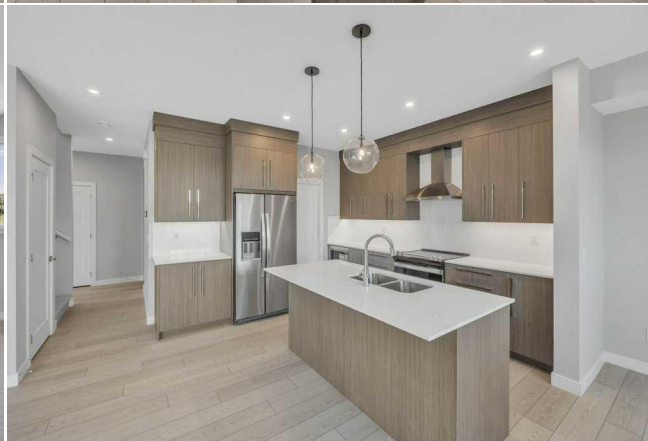
Remarks

Pub Rmks: **EAST FACING HOUSE WITH 2 BEDROOM ILLEGAL BASEMENT SUITE, backing onto GREEN SPACE*** Welcome to this fully upgraded BRAND NEW FRONT GARAGE EAST facing, Semi-Detached Duplex with almost 2965 sqft CORNER LOT backing onto GREEN SPACE AND FUTURE SCHOOL SITE which is located in the up and coming neighborhood of DAWSON LANDING in Chestermere. An excellent opportunity to own a brand new home without the wait. This 2024 Built, New & Never occupied homes comes with the warranties provided by the builder (Alberta New home Warranty). Throughout this house the selections are been made thoughtfully to call it home and build some beautiful memories. This brand new house features a lot of upgrades including huge LIVING AREA at the main floor, a bonus area upstairs, side entrance to the basement, 9 feet foundation, upgraded kitchen, ceiling height kitchen cabinets with undercabinet lighting, Tray ceiling, knockdown ceiling and a lot more to explore. At the entrance this house features Open floor plan, Kitchen with stainless steel appliances, also features a large Island with quartz countertop, a separate dining area and a large and bright Living area at the back of the house. Upstairs starts with the massive primary bedroom with large windows, walk in closet and 4 pc Ensuite. 2 additional good size bedrooms with a family bathroom, a laundry room and a bonus area completes the upper level. ILLEGAL BASEMENT SUITE includes 9 feet ceiling, 2 good size bedrooms, a separate Entrance, a living area, a kitchen, rough in for laundry and a bathroom. Outside, the large backyard provides plenty of space for summer activities. Proximity to schools, transit, and shopping makes this home a must-see. Don't miss the chance to view this incredible home—schedule a showing today!**

Inclusions:
Property Listed By: **N/A
PREP Realty**

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

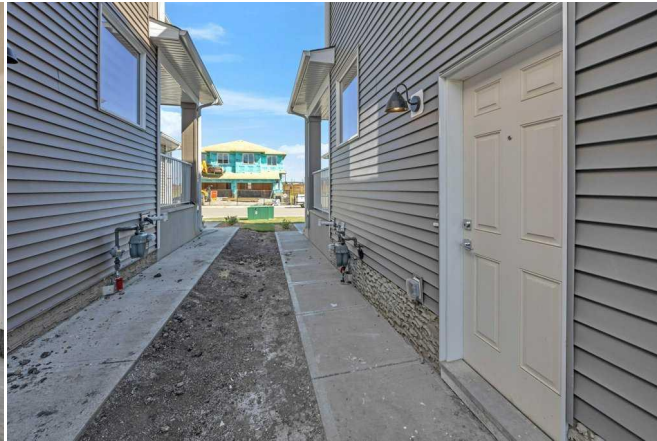






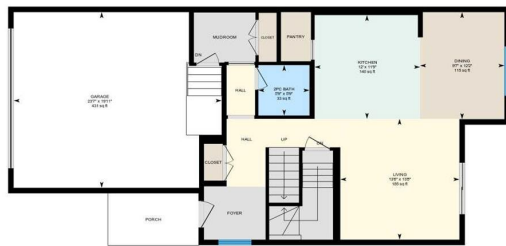






219 dawson warf rise, Chestermere, AB

Main Floor Exterior Area 866.92 sq ft
Interior Area 798.70 sq ft
Excluded Area 470.29 sq ft



PREPARED: 2024/09/25

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

219 dawson warf rise, Chestermere, AB

1st Floor Exterior Area 1106.00 sq ft
Interior Area 1017.00 sq ft



PREPARED: 2024/09/25

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

219 dawson warf rise, Chestermere, AB

Basement (Below Grade) Exterior Area 782.31 sq ft
Interior Area 733.75 sq ft



PREPARED: 2024/09/25

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