



THE
A-TEAM

**RE/MAX
FIRST**

182 DAWSON HARBOUR Rise, Chestermere T1X 1Z6

MLS®#: **A2160563** Area: **Dawson's Landing** Listing Date: **08/27/24** List Price: **\$634,900**
 Status: **Active** County: **Chestermere** Change: **-\$4k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **3,299 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,791**
 Low Sqft:
 Ttl Sqft: **1,791**

DOM

23
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Low Maintenance Landscape, Landscaped, Rectangular Lot, See Remarks**
 Park Feat: **Parking Pad, See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Other**

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

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator**
 Int Feat: **Built-in Features, Crown Molding, Double Vanity, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	12`11" x 17`2"
2pc Bathroom	Main	5`0" x 4`11"
Other	Main	4`4" x 4`0"
Bonus Room	Upper	11`7" x 12`3"
Bedroom - Primary	Upper	11`11" x 13`9"
Pantry	Main	3`11" x 3`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Mud Room	Main	5`5" x 4`3"
Living Room	Main	14`4" x 15`10"
Bedroom	Upper	9`8" x 11`1"
4pc Ensuite bath	Upper	6`8" x 5`5"
Other	Main	5`5" x 5`11"
Dining Room	Main	10`5" x 12`9"

Entrance
Laundry
Storage

Main
Upper
Basement

8`6" x 5`10"
4`1" x 3`3"
17`9" x 38`4"

Bedroom
3pc Bathroom

Upper
Upper

10`11" x 9`1"
4`11" x 8`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1912478

Zoning:
R-1

Remarks

Pub Rmks:

Discover this stunning BRAND NEW 2023 BUILT Detached Home in Chestermere! This beautifully designed residence features 3 spacious bedrooms, 2.5 bathrooms, and a large BONUS room on the upper level. Enter through a WIDE entryway into a generous living area, followed by an expansive dining room. The fully UPGRADED open-concept kitchen boasts BUILT-IN appliances, QUARTZ countertops, a huge PANTRY, and elegant cabinetry with crown molding and under-cabinet lighting, soft close drawers. Natural light floods the home year-round, with east-facing backyard, west-facing front, and an upgraded window on the staircase bring light in. The upper level includes a luxurious primary bedroom with an ENSUITE featuring a DOUBLE VANITY and an upgraded standing shower, plus two well-sized bedrooms. Also, Large size BONUS ROOM for family time. Enjoy outdoor living with Front porch and deck in the backyard, which is finished with patio stones and sod. The 9ft basement, complete with a bathroom rough-in, side entrance, and large windows, offers endless possibilities. A dual-zone furnace with separate thermostat control on the second floor ensures energy efficiency and comfort. Separate entrance to bright basement with 2 LARGE windows and utility room moved to the side. Schools and Daycares | Day homes are near by to this location. Enjoy the convenience of living close to popular retailers such as Costco, Walmart, Cineplex, Marshalls, Dollarama, Sport Chek, Homesense, and various banks (EAST HILLS) and CHESTERMERE STATION PLAZA.

Inclusions:
Property Listed By:

**Built-in Oven and Microwave, Dishwasher, Gas cooktop, Range hood, Refrigerator, Washer and dryer, Blinds, Wine Fridge
eXp Realty**

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



Upgrades:

- Extended kitchen.
- Built in Appliances Oven and microwave
- Power full Gas stove with 18,000-22,000 BTU-5 burners.
- Kitchen cabinets to the roof.
- High power 650CFM Chimney hood fan.
- Upgraded Quartz and upgraded sink.
- Wine fridge.
- Black fixtures throughout home.
- Black Disc lights.
- Wide entry.
- Upgraded Large windows at stairs- natural light.
- Dual Zone Furnace. (Two Thermostat Main level and upper level)
- Double vanity Ensuite.
- Large windows - Basement.
- Side entrance.
- Landscaped.









