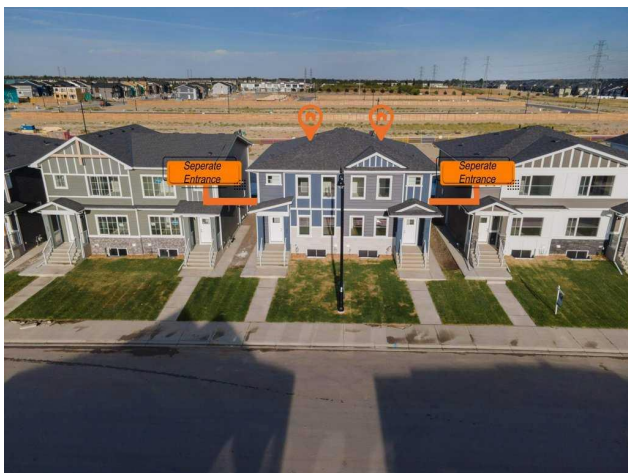


**608 DAWSON Drive, Chestermere T1X 2X1**

MLS® #: **A2160920** Area: **Dawson's Landing** Listing Date: **08/27/24** List Price: **\$583,900**  
 Status: **Active** County: **Chestermere** Change: **-\$6k, 10-Sep** 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: **1,572**  
 Low Sqft:  
 Ttl Sqft: **1,572**

DOM

**23**  
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
2pc Bathroom	Main	5`9" x 5`3"	Dining Room	Main	13`1" x 9`11"
Kitchen	Main	14`7" x 14`3"	Living Room	Main	14`11" x 11`11"
3pc Ensuite bath	Upper	5`4" x 7`9"	4pc Bathroom	Upper	9`4" x 5`0"
Bedroom	Upper	9`5" x 8`10"	Bedroom	Upper	9`5" x 8`10"
Family Room	Upper	15`0" x 8`0"	Bedroom - Primary	Upper	15`8" x 11`11"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R3**

**2311449**

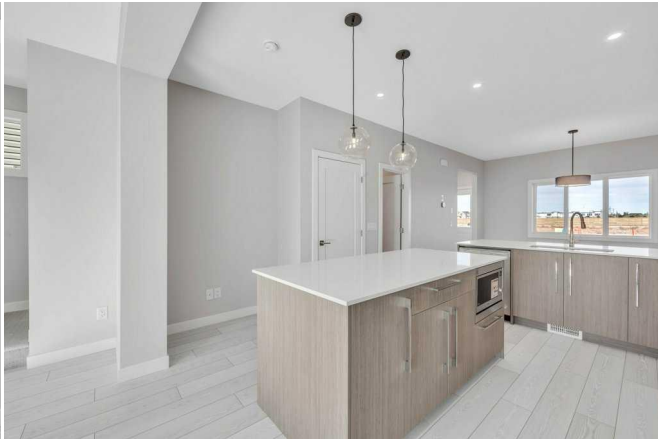
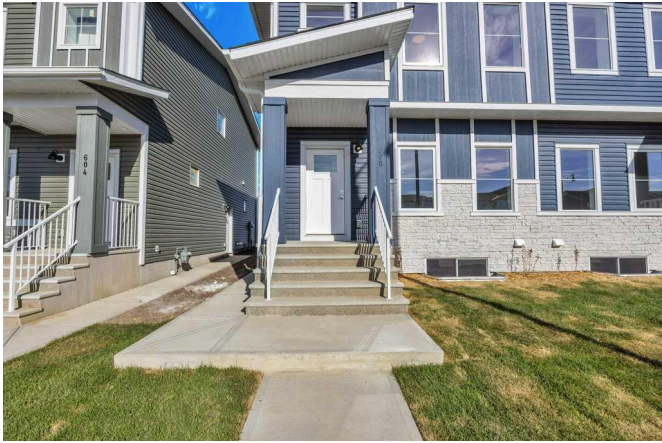
Remarks

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

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



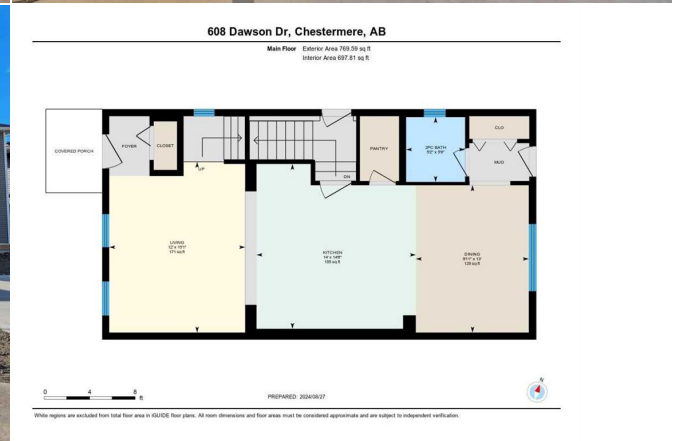
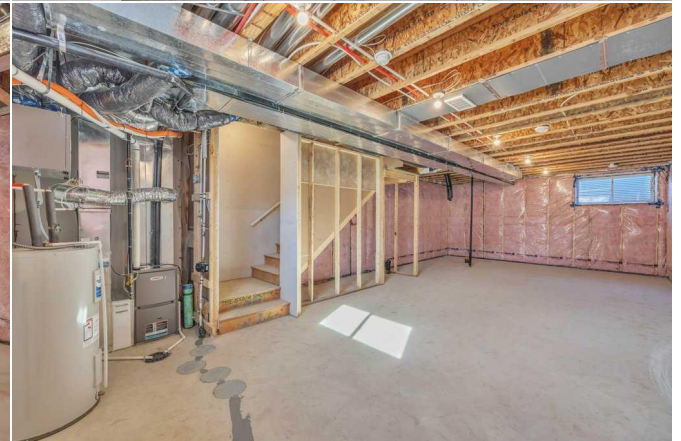












608 Dawson Dr, Chestermere, AB

1st Floor Exterior Area 802.18 sq ft  
Interior Area 728.71 sq ft



PREPARED: 2024/09/27



While 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.