



THE
A-TEAM

**RE/MAX
FIRST**

300 DAWSON Drive, Chestermere T1X 2R3

MLS®#: **A2162357** Area: **Dawson's Landing** Listing Date: **09/05/24** List Price: **\$575,000**
 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: **2023**
 Lot Information
 Lot Sz Ar: **2,750 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Views**
 Park Feat: **None**

Finished Floor Area
 Abv Sqft: **1,416**
 Low Sqft:
 Ttl Sqft: **1,416**

DOM

13
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: Ext Feat: **None** Water Source: Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Built-in Features,Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage**
 Utilities:

Room Information

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

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R3

2210062

Remarks

Pub Rmks:

Welcome to 300 Dawson Drive, an elegant Morrison home build! Discover modern elegance and comfort in this exquisite 3-bedroom, 2.5-bathroom home located in the vibrant community of Dawson's Landing in Chestermere. Built in 2023, this pristine residence offers a perfect blend of contemporary design and practical features, complemented by Alberta's New Home Warranty. Step into a welcoming open floor plan where the spacious living room, kitchen, and dining areas seamlessly connect. The abundance of windows allows natural light to flood the space, enhancing the airy and bright atmosphere. The main floor is elegantly appointed with Luxury Vinyl Plank flooring, providing both durability and a refined look. Carpeted stairs and a plush second level ensure added comfort, while stylish tile flooring graces the bathrooms. The upgraded gourmet kitchen is a chef's delight, featuring: Stainless Steel Appliances: Including a full-size fridge, built-in microwave, and a modern hood fan. Full Height Backsplash & Taller Cabinets: Enhancing both function and style with ample storage and a sleek appearance. Upgraded Sink & Separate Pantry: Offering convenience and practicality. The living room showcases a striking 50-inch electric fireplace with an upgraded feature wall, creating a cozy focal point perfect for relaxation and gatherings. The upgraded deck extends your living space outdoors, featuring elegant glass railings that ensures privacy. A convenient gas line is ready for your BBQ, making outdoor entertaining effortless. Enjoy picturesque views and peaceful surroundings as this home faces a beautifully maintained pond, complemented by lush greenery and accessible bike/walk pathways. Dawson's Landing offers a harmonious blend of natural beauty and modern amenities, enhancing your quality of life. This exceptional home is designed to meet the highest standards of modern living and is ready for you to move in and make it your own. Schedule your private showing today to experience the elegance and comfort of this remarkable property.

Inclusions:
Property Listed By:

**Refrigerator, Dishwasher, Microwave, Range hood, Washer/Dryer, Windows Coverings, Electric Stove
Century 21 Bravo Realty**

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







