



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**360 DAWSON Drive, Chestermere T1X 2R6**

MLS® #: **A2163058** Area: **Dawson's Landing** Listing Date: **09/13/24** List Price: **\$594,900**  
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: **3,012 sqft**  
Lot Shape:  
Access:  
Lot Feat: **Back Lane,Lawn,Waterfront**  
Park Feat: **Parking Pad**

Finished Floor Area  
Abv Sqft: **1,602**  
Low Sqft:  
Ttl Sqft: **1,602**

DOM

**6**  
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: **Other**  
Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**  
Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Refrigerator,Washer,Window Coverings**  
Int Feat: **High Ceilings,Kitchen Island,Quartz Counters,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>13`0" x 16`4"</b>	<b>Dining Room</b>	<b>Main</b>	<b>15`0" x 9`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`9" x 14`6"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`4" x 4`11"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`2" x 12`5"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`4" x 12`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`6" x 12`10"</b>	<b>Loft</b>	<b>Second</b>	<b>11`0" x 10`4"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>7`5" x 4`11"</b>	<b>3pc Ensuite bath</b>	<b>Second</b>	<b>7`6" x 5`1"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2210062**

Zoning:  
**R3**

Remarks

Pub Rmks:

**Welcome to this 2023 semi- detached home built by Morrison homes located in the vibrant community of Dawson's Landing in Chestermere, close to lake, parks and shopping plaza's. This absolutely fantastic home is offered in pristine condition and will impress you from the moment you walk in the door. Positioned across from a serene pond, this home offers breathtaking views right from your doorstep.This house is equipped with lots of upgrades such as gourmet kitchen, black plumbing and quartz countertop. At the entrance, you're welcomed with an open layout, a large living area with huge windows, dining area, specious kitchen with cabinets up to ceiling, 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 loft . where this house features a side entrance to the basement with 9'ceiling, Laundry conveniently located upstairs. The house has Nice good size backyard and a concrete pad as well. Book your private showing today.**

Inclusions:  
Property Listed By:

**NONE**  
**Grand Realty**

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











