



THE
A-TEAM

**RE/MAX
FIRST**

148 DAWSON Drive, Chestermere T1X1Z9

MLS®#: **A2164854** Area: **Dawson's Landing** Listing Date: **09/12/24** List Price: **\$615,000**
 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: **2022**
 Lot Information
 Lot Sz Ar: **2,989 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Few Trees,Front Yard,Low Maintenance Landscape,Landscaped,Level**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,483**
 Low Sqft:
 Ttl Sqft: **1,483**

DOM

7
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard,Rain Gutters**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Chandelier,Closet Organizers,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	12`8" x 9`10"	Kitchen With Eating Area	Main	12`7" x 12`3"
Living Room	Main	14`1" x 12`9"	2pc Bathroom	Main	0`0" x 0`0"
Mud Room	Main	6`11" x 5`8"	Bedroom - Primary	Upper	12`8" x 13`1"
4pc Ensuite bath	Upper	0`0" x 0`0"	Laundry	Upper	3`8" x 5`6"
4pc Bathroom	Upper	0`0" x 0`0"	Bedroom	Main	9`4" x 9`11"
Bedroom	Main	9`11" x 9`4"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R3

1912378

Remarks

Pub Rmks:

Welcome to Dawson's Landing in Chestermere. This original owner; Morrison Homes built home is in immaculate condition inside and out! The home has great curb appeal with full landscaping and Gemstone soffit lights that are in the front and back of the home! As you walk up to the front door you will notice a separate side entrance door for future basement development. Upon entering the home, you are instantly enveloped with warm, natural light that floods in from the entrance's side and transom windows, as well as the large, oversized windows in the front and rear of the home which are east and west facing. If your thinking wow that must get hot in the summer time; we have you covered with full central air conditioning! The open-concept, main living area allows for all the natural light to brighten every corner of the room. The entire home is finished with modern lighting fixtures, hardware, and laminate flooring throughout the entire home, no carpet here! The central kitchen features beautiful herringbone tile backsplash, a large island, and stainless-steel appliances including a dishwasher in the island, and a built-in microwave. The dining room is at the front of the home and is a great size to host the whole family. The cozy living room is at the back of the home and looks onto the fully landscape rear yard. Finishing up the main floor is a two-piece, modern, guest washroom and a mudroom in the back entrance with built-in bench. Upstairs is just as nice as the main floor! Venture past the flex-area at the top of the stairs which is great for a home office or folding table for the upper laundry room, no going to the basement here to do laundry! The primary bedroom can accommodate a king bed and with its over-sized window cascading with natural light is a great way to wake up every morning. The walk-in closet features versatile metal rack shelving for all your wardrobe needs, and the four-piece ensuite is well-designed, modern, large, and—as with all the washrooms—features an upgrade with tile behind the toilets. The two secondary bedrooms both have good-sized windows and closet space. The four-piece washroom is also large, modern, and well-designed. The unfinished basement has two large windows front and back of the home and could be developed for extra income or for extended family. Last but not least is the backyard, which has a full-width deck with built-in planters; a double detached garage—complete with sliding patio doors and no maintenance landscaping. Dawson Landing's location is just a few minutes away from all the shopping and amenities that Chestermere has to offer and East Hills which has even more shopping including a Costco! This home needs to be seen in person. Book your showing and come on Buy!

Inclusions:
Property Listed By:

None
RE/MAX House of Real Estate

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









