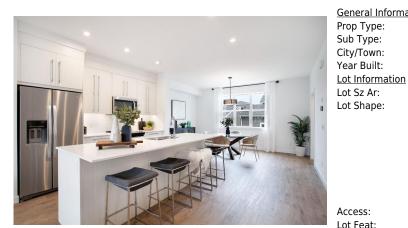


38 DAWSON Drive, Chestermere T1X 0L3

09/28/24 MLS®#: A2165377 Area: Dawson's Landing Listing List Price: **\$549,900**

Status: **Pending** Chestermere Change: -\$20k, 29-Oct Association: Fort McMurray County:

Date:



General Information

Prop Type: Residential Sub Type: Row/Townhouse

City/Town: Chestermere Year Built: 2024

Lot Sz Ar: 2,747 sqft

Lot Shape: Lot dimensions are estimated based on

builder

measurements lot

map.

https://gcmaps.lotwo rks.ca/maps/dawsons

landing/

Lot Feat:

Back Lane, Rectangular Lot

Park Feat: **Double Garage Detached, Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: Forced Air

Sewer:

Ext Feat: None Construction:

Stone, Vinyl Siding, Wood Frame

Finished Floor Area

1,528

1,528

Abv Saft:

Low Sqft:

Ttl Sqft:

DOM

<u>Layout</u>

Beds:

Baths:

Style:

<u>Parking</u>

Ttl Park:

Garage Sz:

3 (3)

2

2

2.5 (2 1)

2 Storey

53

Flooring:

Carpet, Tile, Vinyl Water Source: Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: Dishwasher, Dryer, Refrigerator, Stove(s), Washer

Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Int Feat:

Lighting, Storage, Walk-In Closet(s)

Utilities:

Room Information

Room	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	13`3" x 12`7"	Dining Room	Main	12`11" x 9`9"
Living Room	Main	12`10" x 11`11"	Laundry	Upper	5`8" x 3`2"
Mud Room	Main	5`9" x 5`2"	Bedroom - Primary	Upper	12`10" x 12`7"
Bedroom	Upper	13`9" x 9`6"	Bedroom	Upper	12`5" x 9`3"
Walk-In Closet	Upper	5`10" x 5`8"	2pc Bathroom	Main	
4pc Bathroom	Upper		4pc Ensuite bath	Upper	

Legal/Tax/Financial

Title: Zoning: Fee Simple R-3

Legal Desc: **2211055**

Remarks

Pub Rmks:

Welcome to your new home in Dawson Landing, Chestermere! This recently constructed Truman-built row townhome offers the convenience of no condo fees and all the essential features for modern living. With 1,528 square feet of thoughtfully designed living space, this move-in-ready home boasts 3 bedrooms, 2.5 bathrooms, and a future detached two-car garage. The unfinished basement offers endless possibilities to create a custom space. As you enter, you'll be greeted by an open floor plan that seamlessly connects the living room, dining area, and kitchen, perfect for entertaining and family gatherings. The kitchen is a chef's delight with a large island, breakfast bar, quartz countertops, upgraded stainless steel appliances, ample cabinet storage, and a spacious pantry. Upstairs, the primary bedroom stands out with a 9-foot ceiling feature and a luxurious 5-piece en-suite that includes dual sinks. The conveniently located hallway laundry adds a practical touch. The secondary bathroom offers an inviting soaking tub and elevated countertops. Step outside to the backyard, complete with fresh sod provided by the builder, ideal for relaxing or outdoor activities. With a new home warranty in place and located near an array of amenities, this townhome is the perfect combination of style, comfort, and convenience. Schedule your showing today!

Inclusions: N/A

Property Listed By: CIR Realty

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







