



THE
A-TEAM

**RE/MAX
FIRST**

38 DAWSON Drive, Chestermere T1X 0L3

MLS®#: **A2165377** Area: **Dawson's Landing** Listing Date: **09/28/24** List Price: **\$569,900**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Chestermere**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,747 sqft**
 Lot Shape: **Lot dimensions are estimated based on builder measurements.**

Finished Floor Area
 Abv Sqft: **1,528**
 Low Sqft:
 Ttl Sqft: **1,528**

DOM

31
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Rectangular Lot**
 Park Feat: **Double Garage Detached,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Tile,Vinyl**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer**
 Int Feat: **Breakfast Bar,Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Storage,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<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	

Title: **Fee Simple**
Zoning: **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





