



THE A-TEAM

RE/MAX FIRST

238 DAWSON Way, Chestermere T1X2R5

MLS®#: A2167015 Area: Dawson's Landing Listing Date: 09/19/24 List Price: \$549,000
Status: Active County: Chestermere Change: -\$10k, 18-Oct Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Row/Townhouse
City/Town: Chestermere
Year Built: 2023
Finished Floor Area: 1,541
Lot Sz Ar: 3,170 sqft
Ttl Sqft: 1,541

DOM

62
Layout
Beds: 3 (3)
Baths: 2.5 (2 1)
Style: 2 Storey

Access:

Lot Feat: Back Lane, Back Yard, Corner Lot, Few Trees
Park Feat: Alley Access, Double Garage Detached

Parking

Ttl Park: 2
Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: None
Construction: Vinyl Siding
Flooring: Carpet, Ceramic Tile, Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Int Feat: Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Entrance, Kitchen, Mud Room, Bedroom, etc. with their respective levels and dimensions.

Other	Basement	13`11" x 11`10"	Flex Space	Basement	17`10" x 8`1"
Other	Main	19`3" x 20`2"			
			Legal/Tax/Financial		

Title:	Zoning:
Fee Simple	R-3
Legal Desc:	2210062

Remarks

Pub Rmks: **Welcome to lakeside living in Dawson's Landing! fee-free, two-storey townhome offers 1,541 sq ft of luxurious living, featuring 3 spacious bedrooms and 2.5 baths. Enjoy a stylish galley kitchen with quartz countertops, full-height cabinets, stainless appliances, and a large island—perfect for entertaining. The open-concept living and dining areas are bathed in natural light. Upstairs, find a generous primary suite with an ensuite, dual sinks, and a walk-in closet, along with two additional bedrooms, a full bath, and a laundry room. The unfinished basement provides a canvas for your personal touch. With quick access to Calgary, Costco, Stoney Trail, Chestermere Lake, and local amenities, this home offers both convenience and tranquility. A double detached garage will be built by Truman Homes this summer. Don't miss your chance to embrace lakeside living in style! Book your private viewing today!**

Inclusions: **None**
Property Listed By: **URBAN-REALTY.ca**

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











