

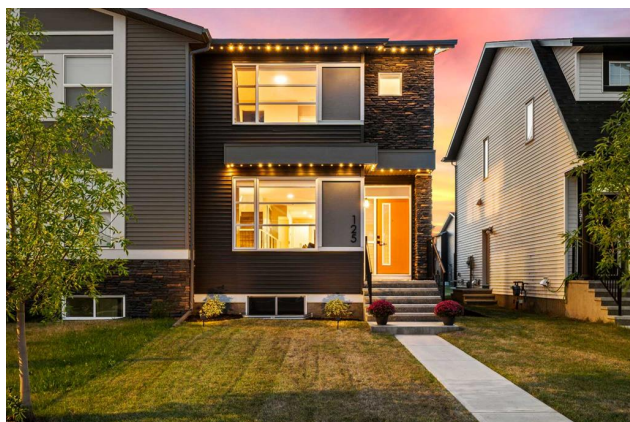


THE
A-TEAM

**RE/MAX
FIRST**

125 DAWSON Drive, Chestermere T1X 1Z8

MLS®#: **A2167102** Area: **Dawson's Landing** Listing Date: **09/19/24** List Price: **\$599,900**
Status: **Active** County: **Chestermere** Change: **-\$15k, 24-Sep** 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: **2,800 sqft**
Lot Shape:
Access:
Lot Feat: **Back Lane,Few Trees,Low Maintenance Landscape,Level**
Park Feat: **220 Volt Wiring,Alley Access,Double Garage Detached,Garage Door Opener,Oversized**

DOM

63
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**
Construction: **Aluminum Siding**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Kitchen Island,No Smoking Home,Pantry,Recessed Lighting,Stone Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`8" x 13`5"	Office	Main	8`11" x 8`10"
Kitchen	Main	12`7" x 10`6"	Dining Room	Main	14`11" x 9`0"
2pc Bathroom	Main	5`6" x 5`6"	Bedroom - Primary	Upper	13`0" x 13`10"
Bedroom	Upper	9`3" x 10`7"	Bedroom	Upper	9`1" x 10`8"
Bonus Room	Upper	15`2" x 13`3"	3pc Ensuite bath	Upper	5`4" x 10`0"
4pc Bathroom	Upper	7`8" x 5`1"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R3

1912378

Remarks

Pub Rmks: **Welcome to 125 Dawson Drive, your new address in the serene lake community of Chestermere! The professionally installed GEMSTONE LIGHTING, combined with the modern elevation, enhance the curb appeal of this stunning home. This one-of-a-kind residence boasts NUMEROUS BUILDER UPGRADES and custom touches, designed to captivate even the most discerning buyers. Bathed in sunlight from its EAST FACING exposure and expansive modern windows, this home exudes warmth and style. Upon entry, you're welcomed into a large family room highlighted by an ELECTRIC FIREPLACE, perfect for cozy evenings all year round. Adjacent to this space is a versatile MAIN FLOOR OFFICE, ideal for remote work or as a dedicated play area for the kids. The heart of the home is the rear gourmet kitchen, complete with premium STAINLESS STEEL APPLIANCES, sleek STONE COUNTERTOPS, and a BUILT-IN MICROWAVE. The kitchen features stylish TUXEDO CABINETRY with SOFT-CLOSE HARDWARE and a large center island, conveniently positioned next to the dining area, making it perfect for entertaining family and friends. A secluded half bathroom with 9-foot ceilings is thoughtfully tucked away down a short staircase off of the main living area. Every window through the home is outfitted with HIGH END, CUSTOM HUNTER DOUGLAS ROLLER SHADES to allow for privacy without comprising the natural light that floods this home. Step outside the rear door, complete with bench and coat closet, to a FULLY FENCED BACKYARD, offering a secure space for kids and pets to roam freely. The open staircase, adorned with classic SPINDLE RAILINGS, leads to the upper level where a SPACIOUS BONUS ROOM awaits, inviting more natural light through a generous side window. The entire upper floor and staircase are also finished with LUXURY VINYL PLANK, combining durability with elegance. The primary suite is a tranquil retreat, comfortably accommodating a king-sized bed and all of your other furniture. The airy ensuite bathroom features a GLASS ENCLOSED SHOWER and an EXTENDED VANITY for added storage. The walk-in closet has been outfitted with MODERN, SLIDING BARN DOOR, installed since photos were taken. Two additional bedrooms, a stylish 4-piece bathroom, and a convenient laundry room complete the upper level. The unfinished basement is a blank canvas for your future development, with a thoughtfully added second window a rough-in for future bathroom. At the rear, you'll find an OVERSIZED DOUBLE GARAGE, the largest allowable garage on this duplex lot. Garage comes pre-installed with a MyQ SMART GARAGE DOOR system and 220V EV CHARGING PLUG for level 2 charging, ready for your ELECTRIC VEHICLE! Don't miss the opportunity to view this stunning home in person. Contact your favorite realtor today to schedule a showing!**

Inclusions: **TV Mounts in Livingroom and Bonus Room, MyQ Garage Opener with Sensors**
Property Listed By: **eXp Realty**

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







