



THE
A-TEAM

**RE/MAX
FIRST**

126 DAWSON HARBOUR Grove, Chestermere T1X 2S4

MLS®#: **A2169010** Area: **Dawson's Landing** Listing Date: **09/27/24** List Price: **\$629,900**
 Status: **Active** County: **Chestermere** Change: **-\$10k, 10-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **3,175 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,470**
 Low Sqft:
 Ttl Sqft: **1,470**

DOM

56
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Views**
 Park Feat: **Double Garage Detached,In Garage Electric Vehicle Charging Station(s),Private Electric Vehicle Charging Station(s)**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line**

Construction: **Stone,Vinyl Siding**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bar,Closet Organizers,High Ceilings,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Soaking Tub,Tray Ceiling(s),Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

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

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
DC (R-2C)

2210163

Remarks

Pub Rmks:

Great opportunity in this 4 bed, 3.5 bath detached home in the highly desirable, nature-focused community of Dawson's Landing. Fully finished with over 2000 sq ft of developed space. Ideal location for families; Cottage-style Housing built by Truman Homes; Fronts to a green space with benches and picnic tables; No street in front and double detached garage in the back! Easy direct access to downtown Calgary on Max Purple bus. Interior is in like new condition with lots of upgrades including 9 ft ceiling on the main and basement floors, luxury vinyl plank flooring, quartz counters through the kitchen and bathrooms, and quality blinds throughout! The spacious living room is just off the front foyer and a bright dining area has lots of space for a big table. Beautiful kitchen offers full height warm grey cabinetry, deep drawers, stainless appliances including an upgraded fridge with water/ice, a large peninsula with extended stool bar and pendant lighting, under cabinet lighting, and a pantry. Separate back entrance with a private 2-pce bathroom. Upstairs, a tray ceiling in the primary suite, big walk-in closet, and a 3-pce ensuite with an extended vanity, large shower & rain shower head. Two additional bedrooms and a 4-pce bathroom with a tub/shower combo. Convenient upper laundry! The fully finished basement offers an expansive rec room with a wet bar, a large 4th bedroom, and an upgraded 3-pce bathroom that has a large shower with 10mm glass and dual shower heads. Oversized 76 Gal Hot water Tank; Central Vac rough-in; 150 Amp Electrical Panel; Rough-in for Radon system. The South-facing back yard is landscaped, has a deck, a gas line for bbq, and gravel along both sides of home and garage. Awesome 20 ft x 20 ft double detached garage with a 50 Amp plug for an electric vehicle!

Inclusions:
Property Listed By:

**tv wall mount
RhinoREALTY**

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











