



THE
A-TEAM

**RE/MAX
FIRST**

600 DAWSON Drive, Chestermere T1X2X1

MLS®#: **A2169382** Area: **Dawson's Landing** Listing Date: **09/29/24** List Price: **\$562,500**
 Status: **Pending** County: **Chestermere** Change: **-\$8k, 21-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Chestermere**
 Year Built: **2024**
 Lot Information
 Lot Sz Ar: **2,747 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Street Lighting,Rectangular Lot**
 Park Feat: **Parking Pad**

Finished Floor Area
 Abv Sqft: **1,567**
 Low Sqft:
 Ttl Sqft: **1,567**

DOM

52
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Playground**
 Construction: **Concrete,Vinyl Siding**
 Flooring: **Carpet,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Bathroom Rough-in,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters**
 Utilities:

Room Information

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

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R3

2311449

Remarks

Pub Rmks: *****Back on market due to financing falling through*** Welcome to this stunning brand-new semi-detached home situated in the highly desirable Dawson Landing community. This property offers a side entrance to the basement, a concrete pad in the backyard, and a bonus area upstairs, making it a perfect blend of functionality and style. Upon entering, you'll be greeted by a spacious open layout featuring a bright living area with expansive windows that fill the space with natural light. The separate dining area flows seamlessly into a well-equipped kitchen, complete with stainless steel appliances, including a chimney hood fan and a built-in microwave. Head upstairs to discover three generously sized bedrooms, 2.5 bathrooms, a convenient laundry room, and a versatile bonus room. The primary bedroom includes a private ensuite and a walk-in closet, while the two additional bedrooms share a stylish bathroom. The basement, accessible through the side entrance, features two large windows, providing ample natural light and excellent potential for future development. The spacious backyard includes a concrete pad, perfect for outdoor entertaining or relaxation. This home truly offers everything you need for modern living in a thriving community!**

Inclusions:
Property Listed By: **N/A**
PREP Realty

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









