



THE
A-TEAM

**RE/MAX
FIRST**

191 DAWSON WHARF Rise, Chestermere T1X 2X3

MLS®#: **A2169561** Area: **Dawson's Landing** Listing Date: **09/30/24** List Price: **\$660,000**
 Status: **Active** County: **Chestermere** Change: **None** 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: **3,505 sqft**
 Lot Shape:

DOM

22
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space,No Neighbours Behind,Rectangular Lot**
 Park Feat: **Double Garage Attached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Playground** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Bathroom Rough-in,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`9" x 5`9"	Dining Room	Main	15`4" x 9`8"
Kitchen	Main	15`0" x 11`10"	Living Room	Main	10`5" x 13`7"
Mud Room	Main	5`7" x 7`0"	4pc Bathroom	Upper	4`11" x 10`6"
4pc Ensuite bath	Upper	14`8" x 5`8"	Bedroom	Upper	10`0" x 14`0"
Bedroom	Upper	9`11" x 14`0"	Laundry	Upper	5`9" x 6`11"
Living Room	Upper	19`2" x 11`2"	Bedroom - Primary	Upper	13`8" x 18`1"
Walk-In Closet	Upper	5`9" x 9`1"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-3

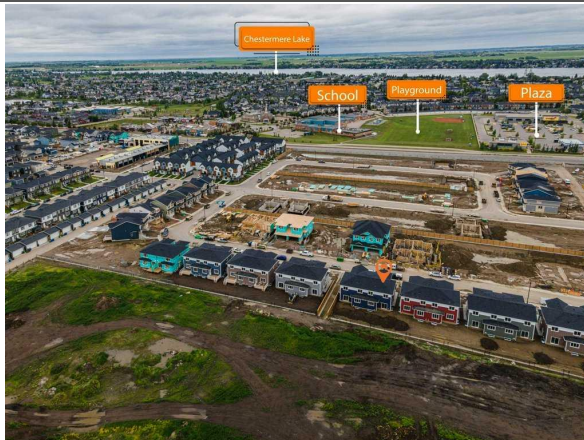
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Remarks

Pub Rmks: **Welcome to this fully upgraded BRAND NEW FRONT GARAGE EAST facing, Semi-Detached Duplex with almost 1982sqft backing onto GREEN SPACE AND FUTURE SCHOOL SITE which is located in the up and coming neighborhood of DAWSON LANDING in Chestermere. An excellent opportunity to own a brand new home without the wait. This 2024 Built, New & Never occupied homes comes with the warranties provided by the builder (Alberta New home Warranty). Throughout this house the selections are been made thoughtfully to call it home and build some beautiful memories. This brand new house features a lot of upgrades including huge LIVING AREA at the main floor, a bonus area upstairs, side entrance to the basement, 9 feet foundation, upgraded kitchen, ceiling height kitchen cabinets, Tray ceiling, knockdown ceiling and a lot more to explore. At the entrance this house features Open floor plan, Kitchen with stainless steel appliances, also features a large Island with quartz countertop, a separate dining area and a large and bright Living area at the back of the house. Upstairs starts with the massive primary bedroom with large windows, walk in closet and 4 pc Ensuite. 2 additional good size bedrooms with a family bathroom, a laundry room and a bonus area completes the upper level. Basement comes with side entrance, 2 large windows, 9 feet foundation and rough ins are ideal for future development and is awaiting your creative touches. Book your private showing today !!!**

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

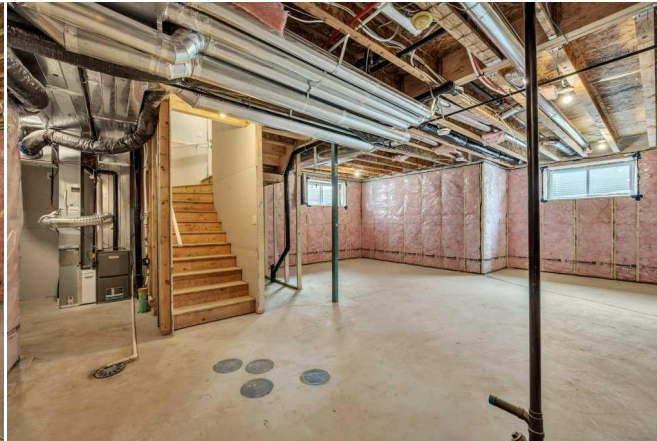
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



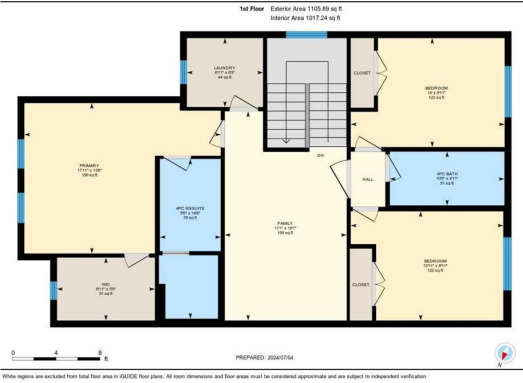








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