

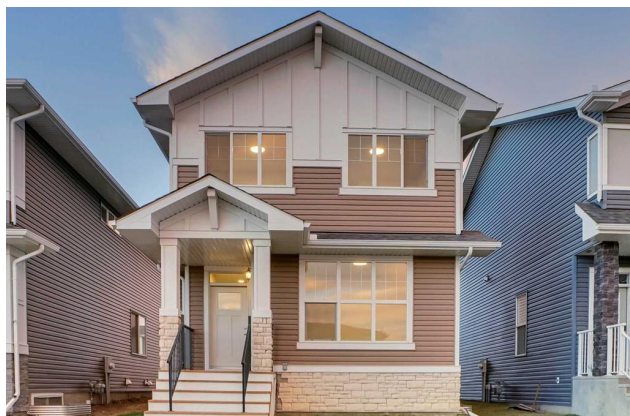


THE
A-TEAM

**RE/MAX
FIRST**

115 DAWSON WHARF Rise, Chestermere T1X 2X3

MLS®#: **A2172221** Area: **Dawson's Landing** Listing Date: **10/10/24** List Price: **\$639,900**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Chestermere**
 City/Town: **2024**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,320 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,826**
 Low Sqft:
 Ttl Sqft: **1,826**

DOM

41
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane**
 Park Feat: **Parking Pad**

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: **Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer**
 Int Feat: **No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	5`6" x 9`9"	Bedroom	Main	13`1" x 10`0"
Dining Room	Main	13`1" x 8`10"	Foyer	Main	4`11" x 6`3"
Kitchen	Main	13`0" x 12`3"	Living Room	Main	19`0" x 12`8"
Mud Room	Main	3`4" x 7`2"	Pantry	Main	1`2" x 6`0"
4pc Bathroom	Upper	4`11" x 9`0"	4pc Ensuite bath	Upper	5`0" x 9`6"
Bedroom	Upper	9`9" x 9`8"	Bedroom	Upper	8`11" x 13`2"
Bonus Room	Upper	13`9" x 10`6"	Laundry	Upper	4`11" x 7`5"

Bedroom - Primary

Upper

11`0" x 12`0"

Walk-In Closet
Legal/Tax/Financial

Upper

4`7" x 9`6"

Title:
Fee Simple
Legal Desc:

2311449

Zoning:
R-1PRL

Remarks

Pub Rmks:

Its Excellent Location In Heart Of Chestermere. Newly built 2024 home with 1826 square feet, Main floor full washroom & bedroom- a perfect home for first time home buyer or investor. Near by shopping center, lake, green space, schools & playgrounds. This home welcomes you in the Chestermere's premium community of Dawson's landing. This beautiful home has 4 bedrooms and full 3 bathrooms includes a convenient combo of main floor bedroom and full washroom, beautiful kitchen with quartz countertops, large living area with entrance space and a two car concrete parking pad. Upstairs you will find the primary bedroom with walk-in closet and bathroom and generous sized two additional bedrooms, a bonus room and a laundry room with washer & Dryer side-by-side. A huge unfinished basement with separate entrance and large windows, is awaiting for you. Imagine living close to Costco, Walmart, Cineplex, Schools, Lakes And Ponds. Upgraded Flooring on main floor and tiles for the bathroom gives attractive look to the house. Book your showing Today.

Inclusions:
Property Listed By:

None
Century 21 Bravo Realty

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



