

**257 DAWSON WAY , Chestermere T1X2R6**

MLS®#: **A2172352** Area: **Dawson's Landing** Listing **10/11/24** List Price: **\$539,999**  
 Status: **Active** County: **Chestermere** Change: **-\$10k, 19-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Chestermere**  
 Year Built: **2023**  
Lot Information  
 Lot Sz Ar: **3,172 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,540**  
 Low Sqft:  
 Ttl Sqft: **1,540**

DOM

**71**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Lane,Back Yard**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**  
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
 Sewer: Ext Feat: **None** Water Source: **Poured Concrete**  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Quartz Counters**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 5`6"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`7" x 12`11"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>5`9" x 11`7"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>9`4" x 4`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`5" x 16`2"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`4" x 12`9"</b>

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-3**

Legal Desc:

2210062

Remarks

Pub Rmks:

**Prepare to be captivated by this stunning END-UNIT HOME that stands proudly in the highly sought-after Dawson's Landing community of Chestermere! Price is negotiable! Say goodbye to condo fees because this gem isn't just any condo—it's a luxurious residence waiting for you to call it home! Imagine stepping into a world of elegance and comfort as you discover this MOVE-IN READY masterpiece, meticulously crafted by the renowned Truman Homes. Spanning an impressive 1,540 SQUARE FEET, this home features 3 spacious BEDROOMS and 2.5 BATHROOMS, perfectly designed for both relaxation and entertainment. The moment you enter, you'll be greeted by soaring 9' CEILINGS that create an airy, open atmosphere throughout the entire space. The heart of the home is the beautifully appointed kitchen, complete with gleaming QUARTZ COUNTERTOPS and UPGRADED STAINLESS STEEL APPLIANCES—imagine whipping up culinary masterpieces with a fridge that offers the convenience of ice and water at your fingertips! As you explore further, you'll notice the rich LUXURY VINYL PLANK FLOORING that flows seamlessly throughout the main level, adding a touch of sophistication to every step you take. The convenience of UPSTAIRS LAUNDRY makes daily chores a breeze, while the installed WINDOW COVERINGS ensure privacy without sacrificing natural light. Step outside into your own personal oasis—a SOUTH-FACING, FULLY LANDSCAPED BACKYARD that invites you to bask in the sun, host summer barbecues, or simply enjoy a quiet evening under the stars. And let's not forget the DOUBLE DETACHED GARAGE, accessible via a paved back-alley, offering ample space for your vehicles and additional storage. Location is everything, and this home is ideally situated near all the amenities you could desire, from shopping and dining to the picturesque Chestermere Lake, where you can indulge in countless outdoor activities. Whether you're taking a leisurely stroll along the water or engaging in a thrilling water sport, the possibilities are endless right at your doorstep! Don't let this extraordinary opportunity slip through your fingers! A home like this, with such exquisite features and unbeatable location, is a rarity in today's market. Make your move and start living the life you've always dreamed of! Call now to schedule your private viewing and step into a world of luxury and comfort in Dawson's Landing! Your dream home awaits!**

Inclusions:

N/A

Property Listed By:

Royal LePage Arteam Realty

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











