



THE
A-TEAM

**RE/MAX
FIRST**

192 DAWSON Circle, Chestermere T1X2R2

MLS® #: **A2173032** Area: **Dawson's Landing** Listing Date: **10/16/24** List Price: **\$905,247**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere** Finished Floor Area
 Year Built: **2024** Abv Sqft: **2,667**
Lot Information Low Sqft:
 Lot Sz Ar: **5,683 sqft** Ttl Sqft: **2,667**
 Lot Shape:

DOM

6
Layout
 Beds: **4 (4)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:
 Lot Feat: **Level**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone, Vinyl Siding, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Lighting, Private Entrance, Rain Gutters** Fnd/Bsmt: **Poured Concrete, Slab**

Kitchen Appl: **Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Refrigerator**
 Int Feat: **Bathroom Rough-in, Chandelier, Crown Molding, Double Vanity, Granite Counters, Kitchen Island, Pantry, Separate Entrance, Walk-In Closet(s)**
 Utilities:

Room Information

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

Title: **Fee Simple** Zoning: **TBD**
Legal Desc: **2210062**

Remarks

Pub Rmks: **Foursquare elevation - see plans 4 bedrooms, 4 bathrooms 9' foundation and main floor ceiling heights Side entrance - great for a future development Upgraded Samsung gourmet kitchen appliance package Quality kitchen cabinets with extended upper cabinets Quartz countertops throughout Natural gas fireplace with full tile to ceiling height Luxury vinyl plank throughout main floor Triple car garage.**

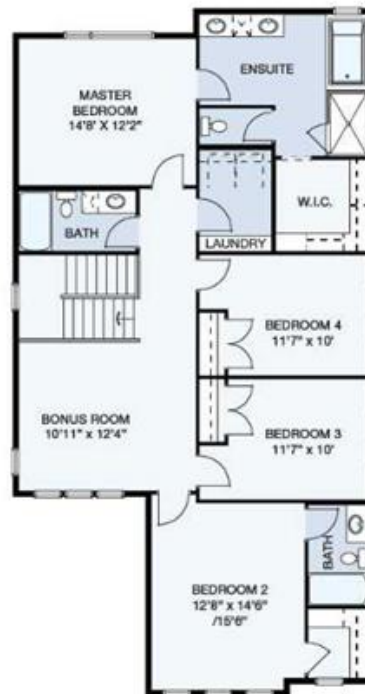
Inclusions: **N/A**
Property Listed By: **Bode Platform Inc.**

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

NORWOOD



MAIN LEVEL



UPPER LEVEL