



THE
A-TEAM

**RE/MAX
FIRST**

636 DAWSON Drive, Chestermere T1X 2X2

MLS®#: **A2173955** Area: **Dawson's Landing** Listing Date: **10/18/24** List Price: **\$565,000**
 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: **2,747 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Street Lighting,Rectangular Lot**
 Park Feat: **Off Street,Parking Pad**

Finished Floor Area
 Abv Sqft: **1,575**
 Low Sqft:
 Ttl Sqft: **1,575**

DOM

33
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** Construction: **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,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
 Int Feat: **Bathroom Rough-in,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Tray Ceiling(s),Vinyl Windows**
 Utilities:

Room Information

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

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311449

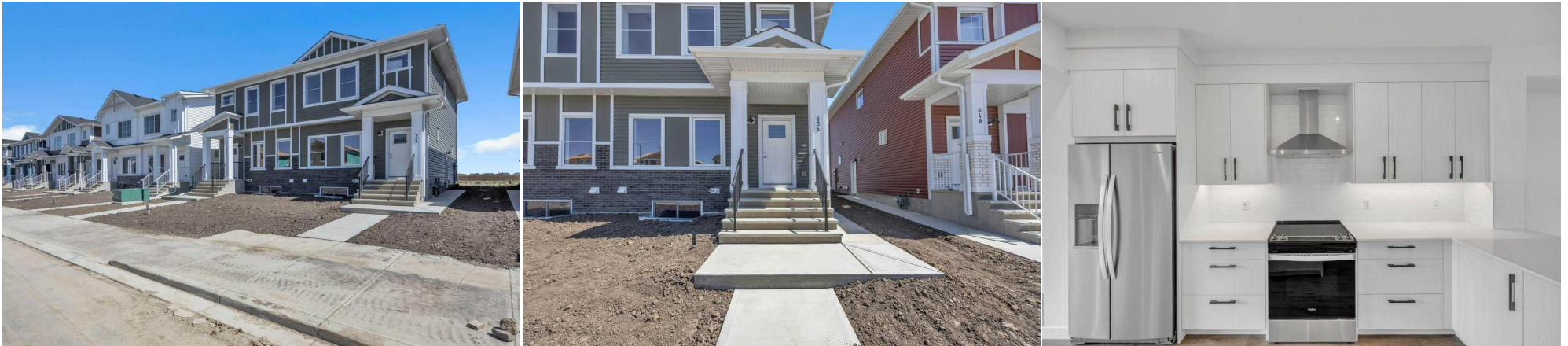
Zoning:
R3

Remarks

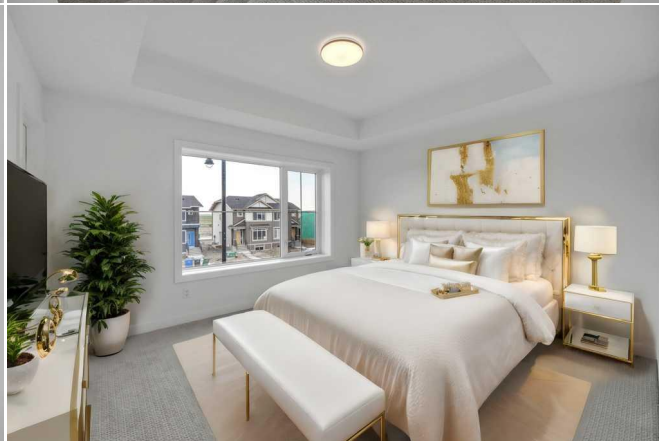
Pub Rmks: **Welcome to this brand new, beautiful semi-detached house in most of the most demanding communities of Dawson Landing, where this house features a side entrance to the basement with 9ft ceiling, concrete pad at the back, bonus area upstairs, primary bedroom with "Tray Ceiling" makes this property a complete package of functionality and elegance. At the entrance, you're welcomed with an open layout, a large living area with huge windows, a separate dining area and a good size kitchen with stainless steel appliances including a chimney hood fan and a built-in microwave. Venturing upstairs, this house has 3 bedrooms, 2.5 bathrooms, a laundry room and a bonus room. Primary bedroom has its own 4pc ensuite and a walkin closet. The other two bedrooms share another 4pc bathroom. Basement comes with a side entrance with 2 large windows that can be perfect for your future needs. The backyard comes with a huge backyard, gas line for the barbeque and a concrete pad as well.**

Inclusions:
Property Listed By: **NA
PREP Realty**

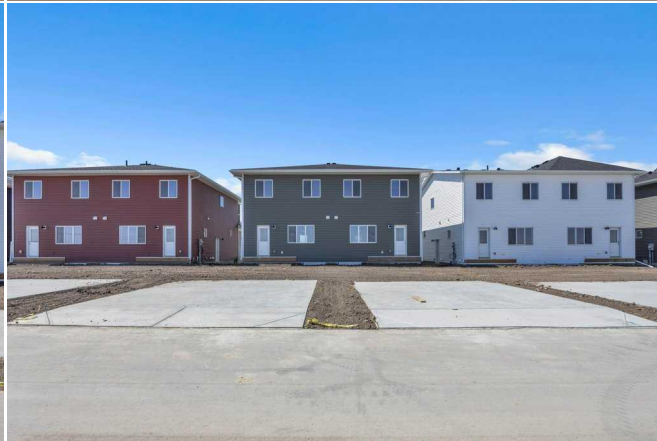
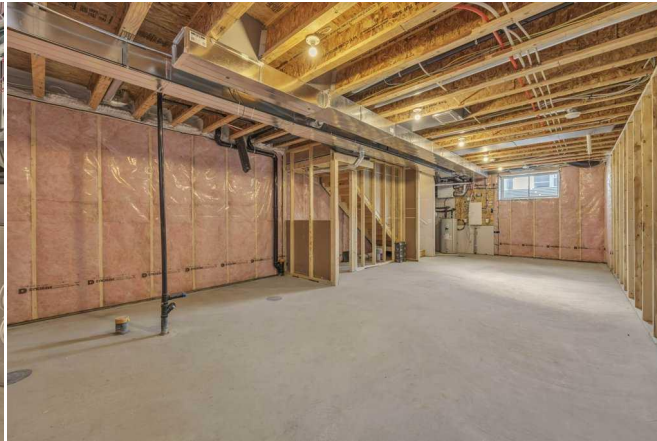
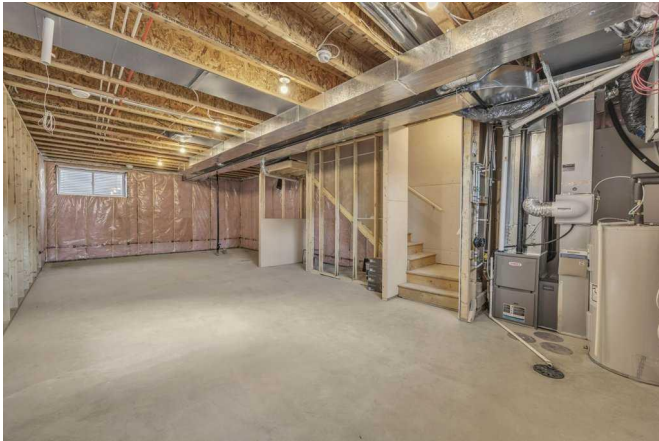
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











636 Dawson Dr, Chestermere, AB

Main Floor Exterior Area 771.10 sq ft
Interior Area 699.32 sq ft



0 3 6 M PREPARED: 20240302

White regions are excluded from total floor area in GUCDC floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

636 Dawson Dr, Chestermere, AB

1st Floor Exterior Area 854.03 sq ft
Interior Area 731.04 sq ft



0 3 6 M PREPARED: 20240302

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