



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**218 DAWSON WHARF Rise, Chestermere T1X2X4**

MLS®#: **A2174613**      Area: **Dawson's Landing**      Listing Date: **10/23/24**      List Price: **\$623,250**  
 Status: **Pending**      County: **Chestermere**      Change: **-\$16k, 09-Dec**      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: **3,187 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Level**  
 Park Feat: **Double Garage Attached**

Finished Floor Area  
 Abv Sqft: **1,885**  
 Low Sqft:  
 Ttl Sqft: **1,885**

DOM

**59**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **4**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None**  
 Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Oven,Dishwasher,Electric Range,Freezer,Microwave,Range Hood**  
 Int Feat: **Double Vanity,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Skylight(s),Smart Home,Soaking Tub,Walk-In Closet(s)**  
 Utilities:

Room Information

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

Legal/Tax/Financial

Title: **Fee Simple**      Zoning: **TBD**

Legal Desc:

2311449;

Remarks

Pub Rmks:

**Introducing the Hogan 4 by Sterling Homes! This 1,833 sq. ft. home features 3 bedrooms, 2.5 bathrooms, and a 2-car garage. Enjoy 9' knockdown ceilings on the main floor, a side entrance, and an executive kitchen with stainless steel appliances, chimney hood fan, upgraded silgranit sink, microwave tower, waterline to fridge, gas line to range, walk-through pantry, and flush eating ledge. The great room includes an electric fireplace with floor-to-ceiling tile, while Luxury Vinyl Plank (LVP) extends throughout the main floor and all wet areas. Quartz countertops with undermount sinks add elegance throughout. The 3-piece ensuite offers an undermount sink, a fully tiled walk-in shower with a bench, and a 6-mil sliding glass barn door. Additional highlights include paint-grade railing with iron spindles, black hardware, extra windows throughout, and a rear 9'6"x11'6" deck with a gas line for BBQ. Photos are representative.**

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**





