



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: **\$639,000**
 Status: **Pending** 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: **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

29
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





