



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**117 DAWSON Circle, Chestermere T1X 2R6**

MLS® #: **A2175230**      Area: **Dawson's Landing**      Listing Date: **10/24/24**      List Price: **\$570,000**  
 Status: **Active**      County: **Chestermere**      Change: **-\$10k, 13-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Chestermere**  
 Year Built: **2022**  
Lot Information  
 Lot Sz Ar: **1 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,491**  
 Low Sqft:  
 Ttl Sqft: **1,491**

DOM

**27**  
Layout  
 Beds: **3 (3)**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

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

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Central**  
 Sewer:  
 Ext Feat: **BBQ gas line**

Construction: **Wood Frame**  
 Flooring: **Carpet**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer**  
 Int Feat: **Chandelier**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dinette	Main	13`1" x 9`5"	Kitchen	Main	13`1" x 12`0"
2pc Bathroom	Main	5`4" x 5`1"	Pantry	Main	3`0" x 1`10"
Living Room	Main	12`11" x 13`7"	Entrance	Main	5`6" x 5`5"
Bedroom	Upper	9`3" x 11`2"	Bedroom - Primary	Upper	13`8" x 11`11"
Walk-In Closet	Upper	8`0" x 4`11"	3pc Ensuite bath	Upper	4`11" x 10`5"

**Laundry  
Bedroom**

**Upper  
Upper**

**3`1" x 5`8"  
9`4" x 9`11"**

**4pc Bathroom**

**Upper**

**8`0" x 4`11"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2210062**

Zoning:  
**R-1PRL**

Remarks

Pub Rmks:

**Welcome to this beautiful home in the desirable neighborhood of Dawson's Landing in Chestermere. This exquisite residence offers not only a stunning home but also access to nearby Playgrounds, Pathways, Shopping, Schools and minutes to the Lake, entertainment.. Open concept main floor that features large windows provides the home with natural light. The rear kitchen features a perfect blend of modern colors with white cabinets. You'll find a large island with breakfast bar, pantry, modern hardware and updated stainless steel appliances that are all tied together with a trendy subway tiled backsplash & beautiful quartz counters. This house offer 3 spacious bedrooms and 2.5 bathrooms . Each bedroom is thoughtfully designed to offer comfort and privacy, catering to the needs of modern families. This home provides plentiful space for families of all sizes. Upstairs, laundry complete the upper level. Two cars double detached garage built by builder, backyard accessed through functional mudroom located off the kitchen. Unfinished Basement with 9 ft. ceilings, awaits your personal touch.**

Inclusions:  
Property Listed By:

**N/A  
Save Max Star**

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



















