



THE
A-TEAM

**RE/MAX
FIRST**

226 DAWSON WHARF Rise, Chestermere T1X 2X4

MLS® #: **A2175267** Area: **Dawson's Landing** Listing Date: **10/25/24** List Price: **\$601,202**
 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: **2025**
 Lot Information
 Lot Sz Ar: **3,187 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,625**
 Low Sqft:
 Ttl Sqft: **1,625**

DOM

39
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Interior Lot,Level,Street Lighting,Rectangular Lot**
 Park Feat: **Double Garage Attached,Driveway,Garage Faces Front,On Street**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer:
 Ext Feat: **Lighting,Rain Gutters** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Garage Control(s),Range Hood,Refrigerator,Stove(s)**
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Breakfast Nook	Main	8`8" x 9`2"	Great Room	Main	14`4" x 13`9"
Kitchen	Main	11`9" x 6`0"	Foyer	Main	7`2" x 4`8"
Pantry	Main	7`2" x 5`9"	2pc Bathroom	Main	7`2" x 3`1"
Bedroom - Primary	Upper	12`8" x 11`9"	Bonus Room	Upper	10`10" x 14`1"
Walk-In Closet	Upper	4`9" x 4`7"	4pc Ensuite bath	Upper	9`1" x 5`0"
4pc Bathroom	Upper	9`1" x 5`0"	Bedroom	Upper	10`5" x 9`11"
Bedroom	Upper	10`0" x 9`11"	Laundry	Upper	

Legal/Tax/Financial

Title: Zoning:

Fee Simple

R-3

Legal Desc:

2311449

Remarks

Pub Rmks:

**** Broadview Homes builder discount of \$60,000.00 has been deducted from the listing price! ** Welcome to the Nadia; presented by Broadview Homes. This home has 1625 SqFt of living space with a beautiful open floor plan, walkthrough pantry, upper level bonus room and upper level laundry! This brand new home is built with luxurious finishes and comfort in mind. The gorgeous kitchen is finished with 42inch upper cabinets, soft closed cabinets doors & drawers, stainless steel appliances and a large centre island with barstool seating. The walk-in pantry is an added bonus for dry goods storage! The kitchen, dining nook and great room are an open floor plan with 9Ft ceilings and plenty of natural light which all compliment and emphasize the size of home. The main level is complete with a 2pc powder room. Upstairs holds 3 bedrooms, a bonus room and laundry. The spacious primary bedroom is paired with a 4pc ensuite bathroom and a walk-in closet. Bedrooms 2 & 3 are both a great size; these share the main 4pc bath. The upper level bonus room is a treat for evening seating with the family. The laundry is conveniently located upstairs near all the bedrooms too. Downstairs, the basement has a separate side entry, 9 Ft ceilings, and plumbing rough-ins so the space is ready to grow with your family's needs! This home is outfitted with a 200 AMP panel, double attached front garage & a large driveway! Hurry and book a showing at your brand new home built by Broadview today!**

Inclusions:

N/A

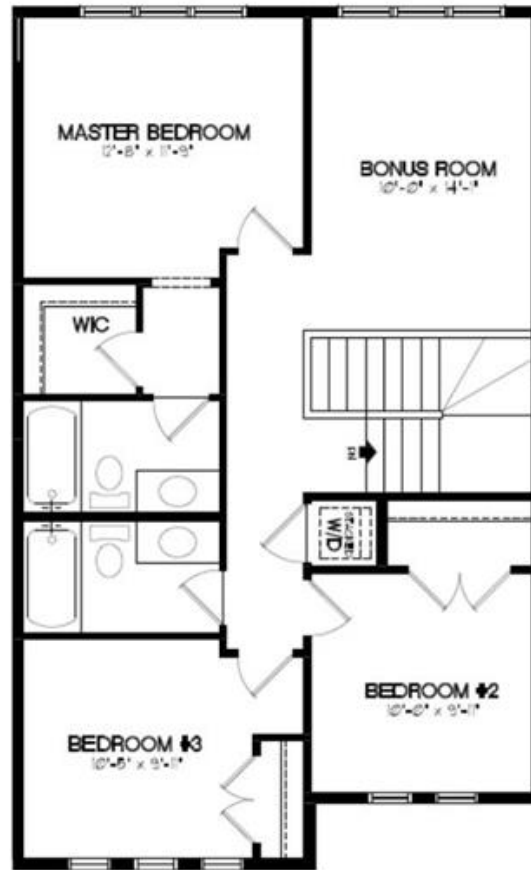
Property Listed By:

RE/MAX Crown

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



MAIN FLOOR - 720 SQFT



UPPER FLOOR - 905 SQFT