



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**215 DAWSON HARBOUR Court, Chestermere T1X 1Z6**

MLS®#: **A2175273**      Area: **Dawson's Landing**      Listing Date: **10/25/24**      List Price: **\$860,612**  
 Status: **Active**      County: **Chestermere**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Chestermere**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **4,933 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,315**  
 Low Sqft:  
 Ttl Sqft: **2,315**

DOM  
**57**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking  
 Ttl Park: **5**  
 Garage Sz: **2**

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

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Lighting,Rain Gutters**

Construction: **Stone,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Tile,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Range Hood,Refrigerator,Stove(s)**  
 Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
Great Room	Main	13`0" x 15`0"
Den	Main	8`0" x 9`0"
Mud Room	Main	
5pc Ensuite bath	Upper	
Laundry	Upper	
Bedroom	Upper	11`6" x 11`0"
4pc Bathroom	Upper	

Room	Level	Dimensions
Breakfast Nook	Main	8`0" x 11`6"
Pantry	Main	
Bedroom - Primary	Upper	13`0" x 15`8"
Bonus Room	Upper	14`10" x 12`8"
Bedroom	Upper	12`8" x 13`0"
Bedroom	Upper	14`2" x 10`0"
2pc Bathroom	Main	

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1**

**TBV**

Remarks

Pub Rmks: **\*\* Broadview Homes builder discount of \$60,000.00 has been deducted from the listing price! \*\* Welcome to the Meritt II; presented by Broadview Homes. This home has 2315 sq. ft. of living space with 4 Bedrooms, 2.5 Bathrooms, and a smartly placed flex room on the Main Floor. The spacious Kitchen features plenty of cabinet space, soft-close doors and drawers, and stainless steel appliances. The walkthrough pantry connects the kitchen to the mudroom and interior garage door for easy grocery drop off! The kitchen opens to a large Great Room and Dining Nook. This home has incredible flexibility for your family's needs; the Flex Room on Main Floor is a great space for a home office or overnight guests. Upstairs you will find a spacious Laundry Room, Bonus Room for family time, large Primary Retreat and 3 additional Bedrooms along with your main bathroom. The primary 5pc ensuite bathroom is outfitted with dual vanities, a large soaking tub, walk-in shower and private washing closet. The laundry room is a great size allowing for shelving and easy organization. Downstairs, the basement has 9' ceilings and is ready to grow with your family's needs. Hurry and book a showing at your brand new Broadview Home 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**









