



THE
A-TEAM

**RE/MAX
FIRST**

235 DAWSON HARBOUR Court, Chestermere T1X 1Z6

MLS® #: **A2175277** Area: **Dawson's Landing** Listing Date: **10/25/24** List Price: **\$805,759**
 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: **5,166 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,124**
 Low Sqft:
 Ttl Sqft: **2,124**

DOM

4
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,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: **Built-In Refrigerator,Dishwasher,Garage Control(s),Range Hood,Stove(s)**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	13`0" x 15`6"	Breakfast Nook	Main	8`0" x 11`6"
Den	Main	8`0" x 9`0"	2pc Bathroom	Main	0`0" x 0`0"
Mud Room	Main		Pantry	Main	
Bedroom	Upper	14`2" x 11`0"	Bedroom	Upper	14`0" x 11`0"
4pc Bathroom	Upper	0`0" x 0`0"	Laundry	Upper	
Bonus Room	Upper	14`10" x 11`0"	Bedroom - Primary	Upper	13`0" x 15`8"
5pc Ensuite bath	Upper	0`0" x 0`0"			

Title: **Fee Simple**
Legal Desc: **TBV**

Zoning: **R-1**

Remarks

Pub Rmks: **** Broadview Homes builder discount of \$60,000.00 has been deducted from the listing price! ** Welcome to the Meritt III; presented by Broadview Homes. This home has 2124 sq. ft. of living space with 3 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 2 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









