



THE
A-TEAM

**RE/MAX
FIRST**

196 DAWSON Circle, Chestermere T1X 2R2

MLS® #: **A2175280** Area: **Dawson's Landing** Listing Date: **10/25/24** List Price: **\$889,173**
 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: **5,683 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,350**
 Low Sqft:
 Ttl Sqft: **2,350**

DOM

57
Layout
 Beds: **5 (5)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **7**
 Garage Sz: **3**

Access:

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

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

Room Information

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

Legal/Tax/Financial

Title: Zoning:

Fee Simple

R-1

Legal Desc:

2210062

Remarks

Pub Rmks: **** Broadview Homes builder discount of \$60,000.00 has been deducted from the listing price! ** Welcome to the Acacia II; presented by Broadview Homes. This home has 2350 SqFt of living space with a Chef & Spice Kitchen, 5 Bedrooms-including a main level bedroom and 4 full Bathrooms. The gorgeous Chef's Kitchen features plenty of cabinet space, soft-close doors and drawers, and stainless steel appliances and a large centre island with barstool seating. Keep this area spotless and use the spice kitchen outfitted with a stove, range hood, sink and storage. The kitchen opens to a large Great Room and Dining Nook. The great room has a centred fireplace adding to the comfort and ambiance. Upstairs you will find a bonus room, 5 bedrooms, 3 full bathrooms and the laundry. The primary has a deep walk-in closet and a private 5pc ensuite bathroom is outfitted with dual vanities, a large soaking tub, walk-in shower and private washing closet. The 2nd primary bedroom has a 4pc ensuite bathroom and walk-in closet. Bedrooms 3 & 4 upstairs are both great sizes; these share the main 4pc bathroom. 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



MAIN FLOOR - 1012 SQFT



UPPER FLOOR - 1338