



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**170 DAWSON HARBOUR Rise, Chestermere T1X1Z6**

MLS® #: **A2175499**      Area: **Dawson's Landing**      Listing Date: **10/30/24**      List Price: **\$644,999**  
 Status: **Active**      County: **Chestermere**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Chestermere**  
 Year Built: **2023**  
Lot Information  
 Lot Sz Ar: **3,299 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Front Yard,Level,Rectangular Lot**  
 Park Feat: **Parking Pad**

Finished Floor Area  
 Abv Sqft: **1,543**  
 Low Sqft:  
 Ttl Sqft: **1,543**

DOM

**22**  
Layout  
 Beds: **3 (3)**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None**  
 Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Stove(s),Washer**  
 Int Feat: **Double Vanity,Granite Counters,No Animal Home,No Smoking Home,Open Floorplan,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>11`10" x 5`6"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>8`1" x 5`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`2" x 13`0"</b>	<b>Bedroom</b>	<b>Second</b>	<b>13`6" x 9`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`1" x 9`8"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`11" x 4`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`7" x 10`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>14`10" x 12`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`7" x 13`2"</b>			

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1PRL**

**1912478**

Remarks

Pub Rmks: **OPEN HOUSE ON SATURDAY NOVEMBER 9 FROM 11:00 AM TO 1:00 PM. 3 BEDROOM - 2.5 BATHROOM PRISTINE 2 STOREY HOME in the beautiful family community of Dawson's Landing. \*\* CLICK ON MOVIE REEL AND 3D ICONS ABOVE FOR VIRTUAL TOURS \*\* This FULLY UPGRADED Trico Built Home boasts gorgeous hardwood flooring throughout the open concept main floor which is centered around a Gourmet Chef's Kitchen. Beautiful quartz counters and a generous Island with stainless steel appliances create a feeling of luxury as this perfectly appointed kitchens flow seamlessly into the spacious front living room and rear bright dining areas which are flooded in natural light. Upstairs you will find a sprawling Master Bedroom highlighted by a 5 piece spa-like ensuite washroom. Two additional well sized bedrooms, a full 4 piece bathroom, and upper floor laundry round out the convenience of this spacious top floor. The basement is fully carpeted but unspoiled and ready for your personal custom design. The exterior is fully landscaped and even offers a poured garage pad and footing wall that is just waiting for a frame and roof. This meticulously cared for property is just waiting for you to make it your home!**

Inclusions: **None**  
Property Listed By: **Charles**

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













