



THE
A-TEAM

**RE/MAX
FIRST**

54 DAWSON Drive, Chestermere T1X 0L3

MLS®#: **A2175739** Area: **Dawson's Landing** Listing Date: **10/28/24** List Price: **\$529,000**
 Status: **Pending** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Chestermere**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,419 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,667**
 Low Sqft:
 Ttl Sqft: **1,667**

DOM

24
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air,None** Flooring: **Carpet,Tile,Vinyl**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`1" x 4`11"	Dining Room	Main	15`1" x 10`2"
Kitchen	Main	17`3" x 12`4"	Living Room	Main	16`1" x 12`8"
4pc Bathroom	Second	10`9" x 5`0"	4pc Ensuite bath	Second	6`0" x 11`9"
Bedroom	Second	10`11" x 13`3"	Bedroom	Second	10`3" x 9`7"
Bedroom - Primary	Second	15`1" x 12`3"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-3

2211055

Remarks

Pub Rmks:

NEWER BUILT-NO CONDO FEE-TRUMAN BUILT-Welcome to your new home in Dawson's Landing, Chestermere—a tranquil neighborhood where safety and serenity converge. This Truman Built townhouse exudes contemporary elegance, boasting 3 bedrooms and 2.5 bathrooms. 1667 square feet of living space, future detached two-car garage. This newly built construction is in the prime location, and it offers plenty of luxury features that you will enjoy, detached double car garage, 9' ceiling, quartz counter tops, vinyl floors, upper floor laundry, a spacious master bedroom featuring a luxurious 4 piece on-suite, and an additional of 2 other bedrooms. This unit is completely ready to move in As you enter, you'll be greeted by an open floor plan that seamlessly connects the living room, dining area, and kitchen, perfect for entertaining and family gatherings. The kitchen have large island, breakfast bar, quartz countertops, upgraded stainless steel appliances, spacious pantry & cabinet storage. The conveniently located hallway laundry adds a practical touch. Step outside to the backyard ideal for relaxing or outdoor activities. With a new home warranty in place. Chestermere provides an easy commute into Calgary, creating a home for the Calgary professionals, without the high density you will encounter in the city. City of Chestermere offers many diverse amenities, and all are a short drive away, or within walking distance like No Frills, Pizza Hut, Pharmacy and Dental. Call today!

Inclusions:
Property Listed By:

N/A
Royal LePage METRO

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









