



THE
A-TEAM

**RE/MAX
FIRST**

424 DAWSON Circle, Chestermere T1X0L3

MLS®#: **A2176213** Area: **Dawson's Landing** Listing Date: **11/01/24** List Price: **\$898,000**
 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: **5,693 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,618**
 Low Sqft:
 Ttl Sqft: **2,618**

DOM

21
Layout
 Beds: **5 (5)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey,Side by Side**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer: **Public Sewer**
 Ext Feat: **None**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator**
 Int Feat: **Granite Counters,No Animal Home,No Smoking Home,Recessed Lighting,Soaking Tub,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main		5pc Bathroom	Upper	
5pc Ensuite bath	Upper		Great Room	Main	14`7" x 14`0"
Dining Room	Main	11`0" x 16`9"	Bedroom - Primary	Upper	12`0" x 16`0"
Bedroom	Upper	11`10" x 13`1"	Bedroom	Upper	10`2" x 10`4"
Bedroom	Upper	10`0" x 11`0"	Bedroom	Main	11`6" x 9`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

TBD

Zoning:
R-G

Remarks

Pub Rmks:

•Spacious Interiors: The home boasts an open-concept design with 9' foundation and main floor ceiling heights, enhancing the overall sense of space and light. •Gourmet Kitchen: A culinary enthusiast's dream, the upgraded Samsung appliance package, quality cabinetry with extended upper cabinets, and elegant quartz countertops ensure both functionality and sophistication. •Inviting Living Area: The natural gas fireplace, adorned with full tile to ceiling height, serves as a stunning focal point, perfect for both intimate gatherings and entertaining. •Future Adaptability: The strategically placed side entrance presents an excellent opportunity for potential future development. Triple Car Garage: A spacious triple car garage provides ample parking and storage solutions. Photos are representative.

Inclusions:
Property Listed By:

N/A
Bode

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

CRESTVIEW II



MAIN LEVEL



UPPER LEVEL