



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**153 DAWSON Circle, Chestermere T1X 2R4**

MLS®#: **A2177764**      Area: **Dawson's Landing**      Listing Date: **11/08/24**      List Price: **\$630,000**  
 Status: **Active**      County: **Chestermere**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
 Sub Type: **Chestermere**  
 City/Town: **2023**  
 Year Built: **1 sqft**  
Lot Information  
 Lot Sz Ar: **1 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,815**  
 Low Sqft:  
 Ttl Sqft: **1,815**

DOM

**13**  
Layout  
 Beds: **4 (4 )**  
 Baths: **3.0 (3 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Back Lane,Private**  
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stone,Vinyl Siding**  
 Heating: **Forced Air**      Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Private Entrance,Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **No Animal Home,No Smoking Home,Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Second</b>	<b>5`0" x 8`11"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>4`11" x 9`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`8" x 10`0"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`0" x 13`2"</b>
<b>Family Room</b>	<b>Second</b>	<b>13`8" x 11`5"</b>	<b>Laundry</b>	<b>Second</b>	<b>5`0" x 7`3"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`0" x 12`0"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>5`6" x 9`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`0" x 9`11"</b>	<b>Dinette</b>	<b>Main</b>	<b>13`3" x 6`5"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`0" x 12`1"</b>	<b>Kitchen</b>	<b>Main</b>	<b>14`9" x 12`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`0" x 14`7"</b>			

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1**

**2210062**

Remarks

Pub Rmks: **This newly built home, completed in 2023, offers an exceptional opportunity in the heart of Chestermere, located in the prestigious Dawson's Landing community. Boasting 1815 square feet of modern living space, this home is ideal for first-time buyers or investors looking for a prime property. With its proximity to a variety of amenities, including shopping centre's, schools, playgrounds, green spaces, and Chestermere Lake, this location truly has it all. This home features 4 spacious bedrooms and 3 full bathrooms, including the convenient addition of a main-floor bedroom and full bathroom, making it ideal for multi-generational living or guests. The open-concept main floor is highlighted by a stunning kitchen equipped with quartz countertops, a gas stove, and plenty of cabinet space, perfect for preparing meals and entertaining. The large living area offers ample space for relaxation and includes an inviting entryway and ample car parking space as well .Upstairs, you'll find the generous primary bedroom, which includes a walk-in closet and an ensuite bathroom for added privacy and comfort. Two additional well-sized bedrooms, a bonus room, and a laundry room with side-by-side washer and dryer complete the upper level. The home also features upgraded flooring on the main floor and stylish tiles in the bathrooms, giving it a fresh, contemporary feel.The huge, unfinished basement, with a separate entrance and large windows, provides excellent potential for future development, whether you choose to add extra living space or create a rental suite.Beyond the house itself, the location is truly unbeatable. Enjoy the convenience of nearby big-box stores like Costco and Walmart, entertainment options such as Cineplex, as well as the beautiful lakes and ponds that define Chestermere.This is a rare chance to own a beautiful, well-located home with room to grow. Don't miss out—book your showing today and make this stunning property your new home!**

Inclusions: n/a  
Property Listed By: **RE/MAX Real Estate (Central)**

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











