

192 DAWSON Circle, Chestermere T1X 2R2

MLS@#: **A2178376** Area: **Dawson's Landing** Listing Date: **11/11/24** List Price: **\$885,000**
 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: **5,683 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,682**
 Low Sqft:
 Ttl Sqft: **2,682**

DOM

9
Layout
 Beds: **4 (4)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**
 Construction: **Stone, Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Garage Control(s), Microwave, Range, Range Hood, Refrigerator**
 Int Feat: **Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	7`10" x 5`6"	Office	Main	9`8" x 10`10"
Kitchen	Main	14`10" x 12`0"	Pantry	Main	6`7" x 7`5"
Living Room	Main	14`3" x 15`7"	Dining Room	Main	14`10" x 9`9"
3pc Bathroom	Main	7`8" x 4`11"	Mud Room	Main	6`7" x 10`5"
Bonus Room	Upper	14`8" x 12`7"	Bedroom - Primary	Upper	14`8" x 12`2"

5pc Ensuite bath
4pc Ensuite bath
Bedroom
Laundry

Upper
Upper
Upper
Upper

14`0" x 11`9"
5`0" x 8`2"
14`0" x 9`11"
5`11" x 8`4"

Bedroom
Bedroom
4pc Bathroom

Upper
Upper
Upper

13`10" x 9`11"
12`8" x 16`2"
9`8" x 5`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2210062

Zoning:
R1

Remarks

Pub Rmks: **Situated in Chestermere, a vibrant thriving and PICTURESQUE LAKEFRONT COMMUNITY offering a unique blend of small town charm and modern amenities and only 22 minutes from the Calgary Airport. Enjoy Christmas in this brand new 2,682 sq ft, 4 bedroom, 4 bathroom home with 9' ceilings, high quality kitchen with upgraded Samsung gourmet kitchen appliances, quartz counters and a walk through pantry. There is a main floor flex room, the mud room has built in lockers, the flooring is luxury vinyl plank throughout the main, upstairs has a bonus room and 4 large sized bedrooms. This gorgeous home features a triple car garage, a SEPARATE SIDE ENTRANCE - perfect for a future secondary suite and has a 10 year New Home Warranty for added peace of mind!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Landan Real Estate**

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