



THE
A-TEAM

**RE/MAX
FIRST**

604 DAWSON Drive, Chestermere T1X 2X1

MLS®#: **A2181857** Area: **Dawson's Landing** Listing Date: **12/02/24** List Price: **\$549,900**
Status: **Pending** County: **Chestermere** Change: **-\$10k, 20-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**
City/Town: **Chestermere**
Year Built: **2024**
Lot Information
Lot Sz Ar: **2,747 sqft**
Lot Shape:
Access:
Lot Feat: **Street Lighting,Rectangular Lot**
Park Feat: **Off Street,Parking Pad**

DOM

51
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey,Side by Side**
Parking
Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Playground**
Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
Int Feat: **Bathroom Rough-in,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Tray Ceiling(s),Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`9" x 5`3"	Dining Room	Main	13`1" x 9`11"
Kitchen	Main	14`7" x 14`3"	Living Room	Main	14`11" x 11`11"
3pc Ensuite bath	Upper	5`4" x 7`9"	4pc Bathroom	Upper	9`4" x 5`0"
Bedroom	Upper	9`5" x 8`10"	Bedroom	Upper	9`5" x 8`10"
Family Room	Upper	15`0" x 8`0"	Bedroom - Primary	Upper	15`8" x 11`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311449

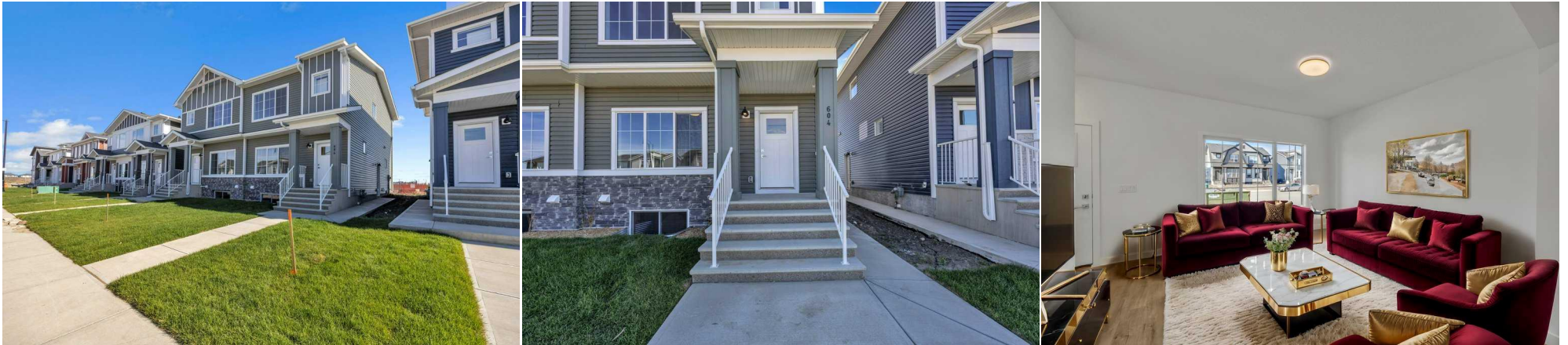
Zoning:
R3

Remarks

Pub Rmks: **Welcome to this brand new, beautiful semi-detached house in most of the most demanding communities of Dawson Landing, where this house features a side entrance to the basement with 9ft ceiling, concrete pad at the back, bonus area upstairs, primary bedroom with "Tray Ceiling" makes this property a complete package of functionality and elegance. At the entrance, you're welcomed with an open layout, a large living area with huge windows, a separate dining area and a good size kitchen with stainless steel appliances including a chimney hood fan and a built-in microwave. Venturing upstairs, this house has 3 bedrooms, 2.5 bathrooms, a laundry room and a bonus room. Primary bedroom has its own 4pc ensuite and a walkin closet. The other two bedrooms share another 4pc bathroom. Basement comes with a side entrance with 2 large windows that can be perfect for your future needs. The backyard comes with a huge backyard, gas line for the barbeque and a concrete pad as well.**

Inclusions:
Property Listed By: **N/A**
PREP Realty

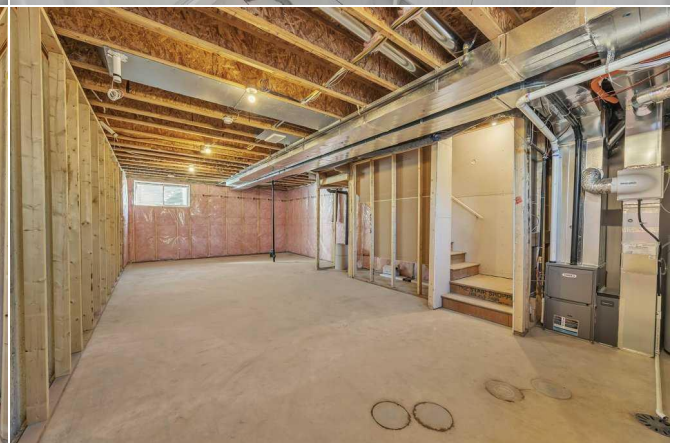
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













604 Dawson Dr, Chestermere, AB

Main Floor Exterior Area 768.82 sq ft
Interior Area 698.99 sq ft



0 4 8 ft PREPARED: 2024/09/29
White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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1st Floor Exterior Area 799.56 sq ft
Interior Area 722.92 sq ft



0 4 8 ft PREPARED: 2024/09/29
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