



THE
A-TEAM

**RE/MAX
FIRST**

584 DAWSON Drive, Chestermere T1X 2X1

MLS®#: **A2182383** Area: **Dawson's Landing** Listing Date: **12/05/24** List Price: **\$599,900**
 Status: **Active** County: **Chestermere** Change: **+\$900, 05-Feb** 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: **Back Lane,Back Yard,Rectangular Lot**
 Park Feat: **Off Street,Parking Pad**

Finished Floor Area
 Abv Sqft: **1,583**
 Low Sqft:
 Ttl Sqft: **1,583**

DOM

62
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **4**
 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,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Quartz Counters,Tray Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	18`7" x 17`3"	Dining Room	Main	42`11" x 33`1"
Kitchen	Main	48`8" x 46`6"	Living Room	Main	48`8" x 39`1"
3pc Ensuite bath	Upper	17`3" x 26`0"	4pc Bathroom	Upper	30`4" x 15`10"
Bedroom	Upper	30`7" x 40`2"	Bedroom	Upper	30`7" x 29`0"
Family Room	Upper	48`5" x 26`0"	Bedroom - Primary	Upper	44`3" x 39`4"
4pc Bathroom	Basement	26`0" x 16`2"	Bedroom	Basement	29`0" x 31`5"
Bedroom	Basement	32`7" x 29`6"	Kitchen	Basement	24`10" x 30`11"

Game Room

Basement

58`10" x 35`3"

Game Room
Legal/Tax/Financial

Basement

30`4" x 17`6"

Title:
Fee Simple
Legal Desc:

2311449

Zoning:
R3

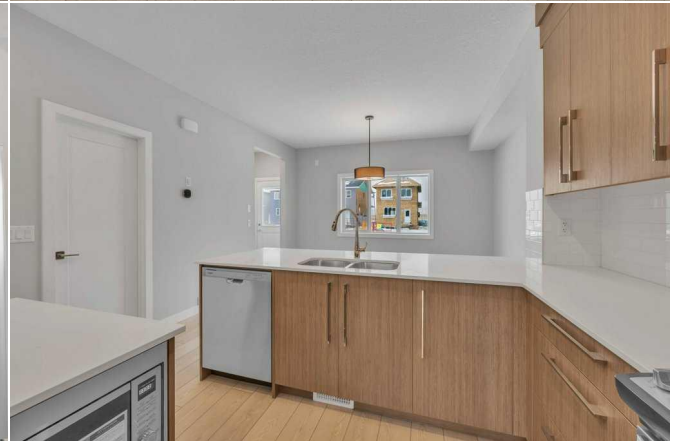
Remarks

Pub Rmks: **Welcome to this brand new semi-detached house with ILLEGAL BASEMENT SUITE, featuring 5 bedrooms 3.5 bathroom, concrete pad at the back, bonus area upstairs, Primary bedroom with a tray ceiling and a lot of upgrades 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. 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 has an Illegal suite and comes with a side entrance with 2 large bedrooms, a kitchen, a living area and a full bathroom. The backyard comes with a huge backyard, gas line for the barbeque and a concrete pad as well. Book your showing today!**

Inclusions:
Property Listed By: **NONE
PREP Realty**

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











584 Dawson Dr, Chestermere, AB

1st Floor Exterior Area 833.97 sq ft
Interior Area 730.12 sq ft



PREPARED: 2024/12/05



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.

584 Dawson Dr, Chestermere, AB

Basement (Below Grade) Exterior Area 700.35 sq ft
Interior Area 622.09 sq ft



PREPARED: 2024/12/05



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