



THE
A-TEAM

**RE/MAX
FIRST**

605 DAWSON Drive, Chestermere T1X 2X1

MLS® #: **A2182937** Area: **Dawson's Landing** Listing Date: **12/13/24** List Price: **\$559,786**
 Status: **Active** County: **Chestermere** Change: **-\$10k, 16-Jan** 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: **3,050 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
 Park Feat: **Parking Pad**

DOM

39
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Lighting** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	6`4" x 5`11"	Living Room	Main	13`1" x 12`8"
Dining Room	Main	13`8" x 6`1"	Kitchen	Main	13`1" x 12`0"
Bedroom	Main	8`11" x 8`11"	4pc Bathroom	Main	7`11" x 5`4"
Bonus Room	Second	13`10" x 10`0"	Bedroom - Primary	Second	12`6" x 11`4"
Bedroom	Second	10`2" x 12`8"	Bedroom	Second	12`9" x 9`6"
4pc Ensuite bath	Second	7`4" x 4`9"	4pc Bathroom	Second	7`4" x 4`11"
Laundry	Second	6`2" x 5`6"			

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

2311449

R3

Remarks

Pub Rmks: **Bright, Beautiful, and Absolutely New, waiting for a nice family to call it their Home. Located in the popular community of Dawson Landing in Chestermere, This 4 Bedroom, 3 full bathrooms plus a Bonus room, is a perfect family home. The Foyer gives you a nice warm welcome as you enter, the large Living room with big windows that fill the home with natural light. Classy light gray LVP flooring complements the elegant kitchen with white ceiling-height cabinets and quartz counters. Upgraded Backsplash tiles, Chimney hood fan, stainless steel appliances, built-in-in microwave, upgraded kitchen sink. Big Pantry to take care of all your grocery supplies. A good-sized bedroom on the main floor and a full 4-piece bathroom add a lot of functionality and are perfect for guests or the elderly in the home. The top floor is very nicely planned with a Bonus area that could be a family time room study area or exercise space. The Primary bedroom has 4 four-piece en-suites and a spacious walk-in closet. Two more bedrooms on this level, one has two windows and one with 3 windows - lots of good natural light. 4-piece main bathroom and laundry area. Wi-Fi Controlled Smart Switches, Pan lights, under-mount bathroom sinks, 5-panel doors, and deep bathroom tubs, are some of the upgrades in this home. There is an Exterior Side Entrance to the Basement. The basement is unfinished but has a nice, open, workable layout, with 2 big windows and a bathroom rough-in. Concrete Parking Pad in the back for 2 cars. This awesome home could be the one for you!!**

Inclusions: **N/A**
Property Listed By: **URBAN-REALTY.ca**

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









