



THE
A-TEAM

**RE/MAX
FIRST**

201 DAWSON WHARF Road, Chestermere T1X2X2

MLS® #: **A2186368** Area: **Dawson's Landing** Listing Date: **01/09/25** List Price: **\$699,500**
 Status: **Active** County: **Chestermere** Change: **-\$29k, 27-Mar** 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: **4,500 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard, Corner Lot**
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,178**
 Low Sqft:
 Ttl Sqft: **2,178**

DOM

94
Layout
 Beds: **5 (5)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey, Attached-Side by Side**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone, Vinyl Siding, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater**
 Int Feat: **Granite Counters, Kitchen Island, Open Floorplan, Separate Entrance, Smart Home, Tankless Hot Water, Walk-In Closet(s)**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------------|--------------|----------------------|--------------------------|--------------|----------------------|
| 3pc Bathroom | Main | | 4pc Bathroom | Upper | |
| 3pc Ensuite bath | Upper | | Great Room | Main | 12`6" x 12`6" |
| Dining Room | Main | 10`6" x 10`7" | Bedroom - Primary | Upper | 12`8" x 13`0" |
| Bedroom | Upper | 9`5" x 10`7" | Bedroom | Upper | 9`2" x 12`6" |
| Kitchen | Main | 9`9" x 14`0" | Bedroom | Upper | 9`6" x 12`6" |
| Bonus Room | Upper | 14`9" x 13`3" | Bedroom | Main | 9`1" x 9`10" |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311449;

Zoning:
R-G

Remarks

Pub Rmks: **The Caspian 2 model offers exceptional design with a 9' knockdown ceiling on the main floor and a 9' basement ceiling, along with a side entrance for added convenience. The kitchen features a chimney hood fan, stainless steel appliances, an upgraded Silgranit sink, microwave appliance tower, waterline to the fridge, and a gas line to the range. A spice kitchen provides additional prep space. The main floor includes a full bedroom and bath, while the great room is enhanced by an electric fireplace with a tiled wall. Luxury Vinyl Plank (LVP) flooring is throughout the main floor and all wet areas, complemented by quartz countertops with undermount sinks. The 3-piece ensuite offers a fully tiled walk-in shower with bench and 6-mil glass sliding barn door. Black hardware adds modern appeal, and extra windows throughout, including in the basement, provide natural light. Enjoy the rear 11'6"x10' deck with a gas line rough in for BBQ.**

Inclusions:
Property Listed By: **N/A**
Bode Platform Inc.

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







