



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: **\$749,900**
 Status: **Active** County: **Chestermere** Change: **None** 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

13
Layout
 Beds: **5 (5)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**
 Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 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. Photos are representative.**

Inclusions: **N/A**
Property Listed By: **Bode**

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

