



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**235 DAWSON HARBOUR Court, Chestermere T1X 1Z6**

MLS®#: **A2186630**

Area: **Dawson's Landing**

Listing Date: **01/13/25**

List Price: **\$759,900**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Chestermere**  
Year Built: **2024**  
Lot Information  
Lot Sz Ar: **5,166 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,124**  
Low Sqft:  
Ttl Sqft: **2,124**

DOM

**19**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **5**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Interior Lot,Street Lighting,Rectangular Lot**  
Park Feat: **Double Garage Attached,Driveway,Garage Faces Front,On Street**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Lighting,Rain Gutters**

Construction: **Stone,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Tile,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Refrigerator,Dishwasher,Garage Control(s),Range Hood,Stove(s)**  
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Great Room</b>	<b>Main</b>	<b>13`0" x 15`6"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>8`0" x 11`6"</b>
<b>Den</b>	<b>Main</b>	<b>8`0" x 9`0"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Mud Room</b>	<b>Main</b>		<b>Pantry</b>	<b>Main</b>	
<b>Bedroom</b>	<b>Upper</b>	<b>14`2" x 11`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>14`0" x 11`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>	<b>Laundry</b>	<b>Upper</b>	
<b>Bonus Room</b>	<b>Upper</b>	<b>14`10" x 11`0"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`0" x 15`8"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>			

Title: **Fee Simple**  
Legal Desc: **TBV**

Zoning: **R-1**

Remarks

Pub Rmks: **Welcome to the Meritt III; presented by Broadview Homes. This home has 2124 sq. ft. of living space with 3 Bedrooms, 2.5 Bathrooms, and a smartly placed flex room on the Main Floor. The spacious Kitchen features plenty of cabinet space, soft-close doors and drawers, and stainless steel appliances. The walkthrough pantry connects the kitchen to the mudroom and interior garage door for easy grocery drop off! The kitchen opens to a large Great Room and Dining Nook. This home has incredible flexibility for your family's needs; the Flex Room on Main Floor is a great space for a home office or overnight guests. Upstairs you will find a spacious Laundry Room, Bonus Room for family time, large Primary Retreat and 2 additional Bedrooms along with your main bathroom. The primary 5pc ensuite bathroom is outfitted with dual vanities, a large soaking tub, walk-in shower and private washing closet. The laundry room is a great size allowing for shelving and easy organization. Downstairs, the basement has 9' ceilings and is ready to grow with your family's needs. Hurry and book a showing at your brand new Broadview Home today.**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Crown**

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









