



621 DAWSON Drive, Chestermere T1X 2X1

MLS® #: **A2189084** Area: **Dawson's Landing** Listing **01/20/25** List Price: **\$544,786**
 Status: **Active** County: **Chestermere** Change: **-\$10k, 14-Feb** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)** Finished Floor Area
 City/Town: **Chestermere** Abv Sqft: **1,604**
 Year Built: **2024** Low Sqft:
 Lot Information Ttl Sqft: **1,604**
 Lot Sz Ar: **3,050 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Level,Rectangular Lot**
 Park Feat: **Parking Pad**

DOM

33
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:
 Heating: **Forced Air,Natural Gas** **Vinyl Siding,Wood Frame**
 Sewer: Flooring:
 Ext Feat: **Lighting** **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,ENERGY STAR Qualified Refrigerator,Microwave,Range Hood,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
Living Room	Main	42`11" x 41`3"	Dining Room	Main	45`5" x 19`8"
Kitchen	Main	42`11" x 39`11"	Bedroom	Main	28`5" x 29`3"
4pc Bathroom	Main	26`0" x 17`6"	Mud Room	Main	21`11" x 13`5"
Bedroom	Second	30`11" x 41`7"	Bedroom - Primary	Second	36`8" x 40`9"
Bedroom	Second	33`1" x 41`3"	4pc Bathroom	Second	24`4" x 15`10"
Bonus Room	Second	25`8" x 33`1"	4pc Bathroom	Second	24`4" x 15`10"
Laundry	Second	11`6" x 18`1"			

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

2311449

R3

Remarks

Pub Rmks:

Welcome to this brand new, beautiful semi-detached house in most demanding communities of Dawson Landing. This house features 4 Bedroom, 3 full bathrooms plus a Bonus room, a separate side entrance to the basement, concrete pad at the back. At the entrance, you're welcomed with an open layout, a large living area with huge windows, a dining area and a good size kitchen with stainless steel appliances including a chimney hood fan and a built-in microwave. A good-sized bedroom on the main floor and a full 4-piece bathroom adds a lot of functionality and is perfect for guests or the elderly in the home. The Primary bedroom has 4 four-piece en-suite and a spacious walk-in closet. Two more good size bedrooms on this level. 4-piece main bathroom and laundry area. There is an Exterior Side Entrance to the Basement, which is unfinished but has a nice, open, workable layout, with 2 big windows and a bathroom rough-in. There's also a Concrete Parking Pad in the back for 2 cars. This could be the end of your home search!!

Inclusions:

None

Property Listed By:

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







