



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**121 DAWSON Circle, Chestermere T1X 2R4**

MLS® #: **A2189540**

Area: **Dawson's Landing**

Listing Date: **01/29/25**

List Price: **\$578,000**

Status: **Active**

County: **Chestermere**

Change: **-\$2k, 04-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Chestermere**

Year Built:

**2023**

Lot Information

Finished Floor Area

Lot Sz Ar:

**3,585 sqft**

Lot Shape:

Abv Sqft:

**1,470**

Low Sqft:

Ttl Sqft:

**1,470**

DOM

**76**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Level**

**Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

**Stone,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**

Int Feat:

**Breakfast Bar,High Ceilings,No Smoking Home,Pantry,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions
<b>Entrance</b>	<b>Main</b>	<b>7`9" x 5`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`7" x 13`2"</b>
<b>Other</b>	<b>Main</b>	<b>6`11" x 5`4"</b>
<b>Laundry</b>	<b>Upper</b>	<b>5`8" x 3`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`11" x 9`4"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 5`4"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>7`11" x 4`11"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>12`7" x 12`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`0" x 12`0"</b>
<b>Pantry</b>	<b>Main</b>	<b>3`0" x 1`10"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`8" x 11`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`5" x 9`3"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>10`5" x 4`11"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1PRL**

**2210062**

Remarks

Pub Rmks:

**Blending modern design with comfortable living, this home offers a bright, open-concept main floor with large windows that flood the space with natural light. The spacious living room is perfect for both relaxation and entertaining, while the stylish kitchen features top-of-the-line stainless steel appliances, sleek stone countertops, and plenty of storage space to meet all your culinary needs. Upstairs, you'll find a spacious primary suite with a tray ceiling, a walk-in closet, and a spa-inspired ensuite complete with a quartz countertop and a roomy shower. Two additional well-sized bedrooms, a full bathroom, and a conveniently located laundry area round out the upper floor. The unfinished basement offers a blank slate for your creative vision, complete with plumbing rough-ins for a future bathroom. Accessible through a practical mudroom off the kitchen, the backyard is a versatile space ready for your personal touch. This home is just a short drive to the lake, making it a perfect spot to enjoy both nature and convenience. Don't miss your chance to own this stunning home in one of Chestermere's most desirable neighborhoods!**

Inclusions:  
Property Listed By:

**N/A**  
**Real Broker**

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





