



THE
A-TEAM

**RE/MAX
FIRST**

181 DAWSON Drive, Chestermere T1X 1Z8

MLS®#: **A2192100** Area: **Dawson's Landing** Listing Date: **02/13/25** List Price: **\$529,900**
 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: **2021**
 Lot Information
 Lot Sz Ar: **270 sqft**
 Lot Shape:

DOM

9
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Back Yard,Interior Lot,Landscaped,Rectangular Lot,Street Lighting**
 Park Feat: **Alley Access,On Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Lighting,Rain Gutters**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`2" x 5`0"	Dining Room	Main	14`7" x 8`0"
Kitchen	Main	12`9" x 14`5"	Living Room	Main	13`0" x 14`8"
3pc Ensuite bath	Upper	5`5" x 8`10"	4pc Bathroom	Upper	7`5" x 4`11"
Bedroom	Upper	9`5" x 11`6"	Bedroom	Upper	9`4" x 11`6"
Bedroom - Primary	Upper	13`1" x 12`7"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R3

1912378

Remarks

Pub Rmks: **Beautiful Semi-Detached Home | 3 Bedrooms | 2.5 Bathrooms | 1,487SqFt | Upgrades Throughout | Farmhouse Door | Sparkling Kitchen | Quartz Countertops | Stainless Steel Appliances | Kitchen Island with Barstool Seating | LVP Flooring Throughout | Recessed Lighting | High Ceilings | Open Floor Plan | Spacious Bedrooms | Upper Level Laundry Room | Great Backyard | Rear Parking | Alley Access. Welcome to this exquisite 2-storey family home in the ever sought after neighbourhood of Dawson's Landing in Chestermere surrounded by parks, playgrounds and walking paths. Your front door opens to a foyer with closet storage for an organized space. The main level has finishes to include LVP flooring, high ceilings, recessed lighting and large windows. The front living room is spacious and bright with natural morning light beaming through the East facing windows. The open floor plan blends the living, dining and kitchen together making this the perfect home to entertain friends and family. The dining room is grand easily fitting a table of 6 on your day to day meals. The kitchen is outfitted with sparkling white quartz countertops, stainless steel appliances, ample cabinet storage and a centre island with barstool seating. Stand at your kitchen sink and look out your West facing window and watch the kids play in the backyard. Off the kitchen is a rear mud room and 2pc bath. The mud room has a built-in bench and closet storage. This leads to the fully fenced backyard and rear parking. Upstairs holds 3 grand bedrooms, 2 bathrooms and laundry. The primary retreat has a walk-in closet and private 3pc ensuite with a walk-in shower. Bedrooms 2 & 3 share the main 4pc bath with a tub/shower combo. The upper level laundry is every home owner's dream as its located near all the bedrooms. Downstairs, the unfinished basement provides you with every opportunity to add your personal style as you grow your home. Easily transform this space as plumbing is already roughed in. The rear parking has alley access leaving the front of the home on street parking for your guests! This home is minutes away from Chestermere Lake and has quick access to Calgary on 17th Ave SE. Hurry and book a showing at this incredible 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











