

174 DAWSON WHARF Rise, Chestermere T1X 2X4

MLS®#: Status:	A2192194 Active	Area: County:	Dawson's Landing Chestermere	Listing Date: Change:	02/04/25 None		\$641,560 on: Fort McMurray			
				General In Prop Type: Sub Type: City/Town: Year Built: Lot Inform Lot Sz Ar: Lot Shape: Access: Lot Feat: Park Feat:	ation		Finished Floor Area Abv Sqft: Low Sqft: Ttl Sqft: ot,Level,Street Lig	1,890 1,890 hting,Rectangular Lot age Faces Front,On Stre	DOM 61 Layout Beds: Baths: Style: Parking Ttl Park: Garage Sz:	3 (3) 2.5 (2 1) 2 Storey,Attached- Side by Side 4 2
						Utilities and Feature	2S			
Roof: Heating: Sewer: Ext Feat:	Forced Air	Asphalt Shingle Forced Air Lighting,Rain Gutters			Construction: Vinyl Siding,Wood Frame Flooring: Carpet,Tile,Vinyl Plank Water Source: Fnd/Bsmt: Budy Barts					
Kitchen Ap Int Feat: Utilities:	pl:	Poured Concrete Dishwasher,Garage Control(s),Range Hood,Refrigerator,Stove(s) High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s) Room Information								
Room Great Roo Pantry Mud Roon Bedroom Bedroom 4pc Bathr Laundry Foyer	n - Primary	Level Main Main Upper Upper Upper Upper Main		Dimension 14`2" x 1 7`2" x 6`3 6`9" x 6`3 12`0" x 1 8`10" x 1 5`0" x 12 6`1" x 4`8 6`9" x 6`6	4`7" 3" 7" 2`5" 0`1" `2" 8"	Room Breakfas 2pc Bath Bonus R Walk-In Bedroon 4pc Ensi Kitchen	st Nook nroom oom Closet 1	<u>Level</u> Main Main Upper Upper Upper Upper Main	8`1 5`0 10` 8`2 8`1 5`0	nensions .0" x 10`0" 9" x 5`0" 8" x 16`9" !" x 5`0" .0" x 9`11" 9" x 12`2" 0" x 11`0"

Legal/Tax/Financial							
Title:	Zoning: R-3						
Fee Simple							
Legal Desc:	2311449						
	Remarks						
Pub Rmks:	Welcome to the Jasmine presented by Broadview Homes. This home has 1890 SqFt of living space with a beautiful open floor plan, walkthrough pantry, upper level bonus room and upper level laundry! This brand new home is built with luxurious finishes and comfort in mind. The gorgeous kitchen is finished with 42inch upper cabinets, soft closed cabinets doors & drawers, stainless steel appliances and a large centre island with barstool seating. The walkthrough pantry that connects the kitchen to the mudroom is designed with convenience in mind! The kitchen, dining nook and great room are an open floor plan with 9Ft ceilings and plenty of natural light which all compliment and emphasize the size of home. The main level is complete with a 2pc powder room. Upstairs holds 3 bedrooms, a bonus room and laundry. The spacious primary bedroom is paired with a 4pc ensuite bathroom and a walk-in closet. Bedrooms 2 & 3 are both a great size; these share the main 4pc bath. The upper level bonus room is a treat for evening seating with the family. The laundry is conveniently located upstairs near all the bedrooms too. Downstairs, the basement has a separate side entry, 9 Ft ceilings, and plumbing rough-ins so the space is ready to grow with your family's needs! This home is outfitted with a 200 AMP panel, double attached front garage & a large driveway! Hurry and book a showing at your brand new home built by Broadview today!						
Inclusions:	outfitted with a 200 AMP panel, double attached front garage & a large driveway! Hurry and book a showing at your brand new home built by Broadview today! N/A						

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