

## 219 DAWSON WHARF Rise Chestermere, Alberta

MLS # A2160370



# \$699,900

<b>Division:</b>	Dawson's Landing		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,973 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, No Neighbours Behind, Rectangu		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

EAST FACING HOUSE WITH 2 BEDROOM ILLEGAL BASEMENT SUITE, backing onto GREEN SPACE\*\*\* Welcome to this fully upgraded BRAND NEW FRONT GARAGE EAST facing, Semi-Detached Duplex with almost 2965 sqft CORNER LOT backing onto GREEN SPACE AND FUTURE SCHOOL SITE which is located in the up and coming neighborhood of DAWSON LANDING in Chestermere. An excellent opportunity to own a brand new home without the wait. This 2024 Built, New & Never occupied homes comes with the warranties provided by the builder (Alberta New home Warranty). Throughout this house the selections are been made thoughtfully to call it home and build some beautiful memories. This brand new house features a lot of upgrades including huge LIVING AREA at the main floor, a bonus area upstairs, side entrance to the basement, 9 feet foundation, upgraded kitchen, ceiling height kitchen cabinets with undercabinet lighting, Tray ceiling, knockdown ceiling and a lot more to explore. At the entrance this house features Open floor plan, Kitchen with stainless steel appliances, also features a large Island with quartz countertop, a separate dining area and a large and bright Living area at the back of the house. Upstairs starts with the massive primary bedroom with large windows, walk in closet and 4 pc Ensuite. 2 additional good size bedrooms with a family bathroom, a laundry room and a bonus area completes the upper level. ILLEGAL BASEMENT SUITE includes 9 feet ceiling, 2 good size bedrooms, a separate Entrance, a living area, a kitchen, rough in for laundry and a bathroom. Outside, the large backyard provides plenty of space for summer activities. Proximity to schools, transit, and shopping makes this home a must-see. Don't miss the chance to view this incredible home—schedule a showing today!