

# \$799,999 - 196 Dawson Circle, Chestermere

MLS® #A2186633

## \$799,999

5 Bedroom, 4.00 Bathroom, 2,350 sqft  
Residential on 0.13 Acres

Dawson's Landing, Chestermere, Alberta

Welcome to the Acacia II; presented by Broadview Homes. This home has 2350 SqFt of living space with a Chef & Spice Kitchen, 5 Bedrooms-including a main level bedroom and 4 full Bathrooms. The gorgeous Chef's Kitchen features plenty of cabinet space, soft-close doors and drawers, and stainless steel appliances and a large centre island with barstool seating. Keep this area spotless and use the spice kitchen outfitted with a stove, range hood, sink and storage. The kitchen opens to a large Great Room and Dining Nook. The great room has a centred fireplace adding to the comfort and ambiance. Upstairs you will find a bonus room, 5 bedrooms, 3 full bathrooms and the laundry. The primary has a deep walk-in closet and a private 5pc ensuite bathroom is outfitted with dual vanities, a large soaking tub, walk-in shower and private washing closet. The 2nd primary bedroom has a 4pc ensuite bathroom and walk-in closet. Bedrooms 3 & 4 upstairs are both great sizes; these share the main 4pc bathroom. The laundry room is a great size allowing for shelving and easy organization. Downstairs, the basement has 9' ceilings and is ready to grow with your family's needs. Hurry and book a showing at your brand new Broadview Home today.

Built in 2024

## Essential Information



MLS® #	A2186633
Price	\$799,999
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,350
Acres	0.13
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	196 Dawson Circle
Subdivision	Dawson's Landing
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 2R2

### **Amenities**

Amenities	Other
Parking Spaces	7
Parking	Driveway, Garage Faces Front, On Street, Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Recessed Lighting
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Electric Stove
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement Exterior Entry, Full, Unfinished

## Exterior

Exterior Features Lighting, Rain Gutters

Lot Description Back Yard, Interior Lot, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Stone, Wood Frame, Vinyl Siding

Foundation Poured Concrete

## Additional Information

Date Listed January 13th, 2025

Days on Market 60

Zoning R-1

HOA Fees 210

HOA Fees Freq. ANN

## Listing Details

Listing Office RE/MAX Crown

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