



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**116 SANDPIPER Landing, Chestermere T1X 1Y8**

MLS® #: **A2093096**

Area: **Kinniburgh**

Listing Date: **11/18/23**

List Price: **\$1,075,000**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Chestermere**  
Year Built: **2021**  
Lot Information  
Lot Sz Ar: **5,000 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,953**  
Low Sqft:  
Ttl Sqft: **2,953**

DOM

**183**  
Layout  
Beds: **7 (5 2 )**  
Baths: **5.0 (5 0)**  
Style: **2 Storey**

Parking

Ttl Park: **6**  
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Front Yard,Garden,Low Maintenance Landscape,Rectangular Lot**  
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central,Fireplace(s)**  
Sewer:  
Ext Feat: **Private Entrance**

Construction:  
**Asphalt**  
Flooring:  
**Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Gas Cooktop,Refrigerator,Washer/Dryer,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,High Ceilings,No Animal Home,No Smoking Home,Separate Entrance**  
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	10`11" x 10`11"
4pc Bathroom	Main	4`11" x 8`5"
Spice Kitchen	Main	5`6" x 9`2"
Entrance	Main	6`11" x 8`8"
Dining Room	Main	15`5" x 12`2"
Walk-In Closet	Upper	10`9" x 5`11"
Laundry	Upper	5`11" x 7`4"

Room	Level	Dimensions
Mud Room	Main	9`7" x 8`9"
Pantry	Main	5`2" x 6`5"
Living Room	Main	14`4" x 12`9"
Family Room	Main	15`6" x 14`11"
Kitchen	Main	17`6" x 9`6"
Bedroom	Upper	10`7" x 11`0"
4pc Bathroom	Upper	8`2" x 5`11"

Bedroom	Upper	11`2" x 11`4"	Walk-In Closet	Upper	4`7" x 5`6"
5pc Ensuite bath	Upper	6`5" x 18`8"	Bedroom - Primary	Upper	14`7" x 14`0"
Bonus Room	Upper	16`5" x 12`0"	Bedroom	Upper	10`11" x 12`6"
4pc Ensuite bath	Upper	10`10" x 4`11"	Walk-In Closet	Upper	5`8" x 6`4"
Balcony	Upper	16`6" x 5`9"	Walk-In Closet	Basement	6`10" x 7`1"
Bedroom	Basement	12`5" x 12`1"	Bedroom	Basement	12`4" x 12`3"
Furnace/Utility Room	Basement	11`10" x 10`2"	4pc Bathroom	Basement	9`8" x 4`11"
Family Room	Basement	22`6" x 14`8"	Dining Room	Basement	11`6" x 13`3"
Kitchen	Basement	9`11" x 7`9"			

Legal/Tax/Financial

Title: Fee Simple  
Legal Desc: 2012107  
Zoning: R-1

Remarks

Pub Rmks: **Welcome to 116 Sandpiper Landing! This beautiful and immaculate home offers a total of seven bedrooms and over 4000 sq ft of living space! With plenty of room for your family to enjoy, all rooms are a good size! There is a large formal living room, separate dining room and family room with a gorgeous feature wall fireplace! The kitchen is beautifully upgraded with QUARTZ countertops, upgraded Stainless Steel Appliances including a gas cook top, built in oven and built in microwave. There is also SPICE KITCHEN with a second stove, perfect for preparing family meals! On this spacious main floor, there is also a bedroom and three piece bath. The upper level boasts a large bonus room, convenient laundry and FOUR bedrooms, including two with their own ensuites! The primary bedroom is oversized and will fit all of your furniture and is complete with a stunning ensuite and walk in closet! The lower level features a separate entrance leading into the two bedroom illegal suite complete with its own kitchen. The property features a TRIPLE CAR GARAGE and CENTRAL AIR for the warm summer days! This is a beautiful home located in the family friendly City of Chestermere close to East Lake School, amenities and the lake!**

Inclusions: N/A  
Property Listed By: **STONEMERE REAL ESTATE SOLUTIONS**

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





















