



THE
A-TEAM

**RE/MAX
FIRST**

265 SANDPIPER Crescent, Chestermere T1X 0Y4

MLS® #: **A2100227**

Area: **Kinniburgh**

Listing Date: **01/31/24**

List Price: **\$729,900**

Status: **Pending**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2019**
Lot Information
Lot Sz Ar: **4,346 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,900**
Low Sqft:
Ttl Sqft: **1,900**

DOM

109
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Yard,Lawn,Street Lighting
Double Garage Attached,Driveway,Garage Faces Front

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting,Rain Gutters**

Construction: **Stone,Stucco,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Breakfast Bar,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Separate Entrance,Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`9" x 3`2"	Dining Room	Main	11`8" x 14`4"
Foyer	Main	6`4" x 7`0"	Kitchen	Main	20`7" x 12`10"
Living Room	Main	13`4" x 14`4"	Mud Room	Main	6`7" x 7`1"
4pc Ensuite bath	Upper	6`6" x 10`7"	5pc Bathroom	Upper	5`0" x 10`8"

Bedroom	Upper	10`4" x 10`0"	Bedroom	Upper	12`0" x 9`6"
Family Room	Upper	12`8" x 10`6"	Bedroom - Primary	Upper	12`0" x 13`11"
Legal/Tax/Financial					

Title:	Zoning:	
Fee Simple	R-1	
Legal Desc:	1712298	Remarks

Pub Rmks:	<p>Move-In Ready 2-Storey 3-Bedrooms 2.5-Bathrooms 1900SqFt Open Floor Plan High Ceilings Quartz Countertops Stainless Steel Appliances Upper Level Family Room Upper Level Laundry Attached Double Garage. This Stunning 2019-build luxurious 2 storey home located in the desirable neighbourhood of Kinniburgh! Pull up to a crisp exterior; vinyl, stucco and stone siding with a deep driveway and front attached double garage. Open the front door to a main floor that provides an open living concept where you will first be greeted by a foyer with closet storage and views into this spacious home. This home is made for entertainment; the open kitchen, living and dining room are full of natural light pouring through large South East facing windows. The modern kitchen is finished with quartz countertops, built-in stainless steel appliances, ample cabinet storage and a massive center island with barstool seating. The expansive dining room allows for a large dinner table to fit all your family and friends. Off the dining room are doors that lead to a great sized deck & back yard; the easiest transition for summer indoor/outdoor living. The living room features an electric fireplace with a tile backsplash. The main level is complete with a mudroom entrance to the garage and a 2pc bathroom. Upstairs holds 3 large bedrooms with plush carpet flooring. The primary bedroom, largest of the three features a deep walk-in closet and a private 5pc ensuite with a mixer shower. The two remaining upper level bedrooms share a 5pc bathroom with dual vanities and a deep tub/shower combo. The upper level family room is a bonus; spend the evenings relaxing with the family. The stacked laundry in the hall has built-in wire shelving for easy linen storage. Downstairs is an unspoiled basement; let your creativity flow! This level has a separate side entry and holds 870 sqft for you to design your dream space! Outside is a gorgeous backyard; spend all summer long on the patio with friends and family. Hurry and book a showing at this gorgeous home today!</p>				
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









