



THE
A-TEAM

**RE/MAX
FIRST**

150 SANDPIPER Park, Chestermere T1X1Y8

MLS®#: **A2111847**

Area: **Kinniburgh**

Listing Date: **03/08/24**

List Price: **\$1,199,900**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Chestermere

Year Built:

2022

Lot Information

Finished Floor Area

Lot Sz Ar:

4,977 sqft

Lot Shape:

Abv Sqft:

3,147

Low Sqft:

Ttl Sqft:

3,147

DOM

72

Layout

Beds:

7 (5 2)

Baths:

5.0 (5 0)

Style:

2 Storey

Parking

Ttl Park:

6

Garage Sz:

3

Access:

Lot Feat:

Park Feat:

Creek/River/Stream/Pond

Off Street, Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas, None**
Sewer:
Ext Feat: **Private Entrance**

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

Kitchen Appl: **Bar Fridge, Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Garage Control(s), Microwave, Microwave Hood Fan, Washer, Window Coverings**
Int Feat: **Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	9`0" x 13`7"
Bedroom	Main	10`4" x 10`6"
Living/Dining Room Combination	Main	12`11" x 6`3"
Mud Room	Main	8`1" x 6`5"
4pc Bathroom	Main	7`3" x 5`9"
Balcony	Main	8`7" x 35`1"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Mud Room	Main	3`8" x 7`7"
Living Room	Main	14`11" x 12`7"
Kitchen	Main	15`0" x 14`10"
Pantry	Main	6`10" x 11`2"
Dining Room	Main	10`1" x 9`8"
Bedroom	Second	13`4" x 11`1"

Bedroom	Second	13`3" x 10`11"	Walk-In Closet	Second	5`2" x 4`5"
Bedroom	Second	12`1" x 11`1"	Walk-In Closet	Second	4`11" x 5`4"
3pc Ensuite bath	Second	5`0" x 10`6"	Laundry	Second	8`8" x 7`1"
4pc Bathroom	Second	8`9" x 5`0"	Bonus Room	Second	12`4" x 15`4"
Bedroom - Primary	Second	14`6" x 15`11"	Storage	Basement	7`1" x 16`9"
Walk-In Closet	Second	10`7" x 6`6"	Walk-In Closet	Basement	6`6" x 9`8"
Bedroom	Basement	10`5" x 12`0"	4pc Bathroom	Basement	8`1" x 5`11"
Bedroom	Basement	9`10" x 16`9"	Kitchenette	Basement	11`11" x 14`2"
Game Room	Basement	21`9" x 14`11"	Storage	Basement	9`4" x 3`7"
5pc Ensuite bath	Second	7`6" x 25`7"			

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2012107

Zoning:

R-1

Remarks

Pub Rmks:

7-Bedrooms | 5-Bathrooms | Main Floor Flex/Bedroom | Main Floor Full wash room |Open Floor Plan | High Ceilings | Two Master Bed Rooms | Upper Level Bonus Area | Upper Level Laundry Room | Developed Illegal Ensuit Basement | Year 2022 built | Large Balcony | Front Triple Attached Garage| Backing to Pond/Green Space |Luxury Community- Lindbergh |No Neighbors on back| MUST OWN-FULLY UPGRADED HOME IN Kinniburgh ,4355 SQ FT RMS + Finished SPACE WITH 2 BEDROOM BUILDER QUALITY GRADE ILLEGAL FINISHED BASEMENT. This stunning 2-storey,2022 built family home is located in the desirable community of Sandpiper/ Kinniburgh Chestermere within walking distance of the school, market and various other amenities. First sense is SIGHT OF Back yard POND giving your home a relaxing space or give you a new pastime as no doubt the human race on the whole, loves water. Upon entering this property, you are greeted by an OPEN TO BELOW HIGH CEILING ENTRANCE, DESIGNER CHANDELIER, a very bright living room experiencing you an open concept feeling with 9FT SMOOTH CEILING, LOTS OF WINDOWS AND POT LIGHTS. Main level of this home features a SEPARATE FLEX/BED ROOM beside it WITH big Closet, upgraded FULL BATH ROOM, Big Dinning Area, OPEN CONCEPT HUGE kitchen, mudroom. Check the WIDE & OPEN KITCHEN that comes with BUILT-IN APPLIANCES, BUILT IN OVEN, BUILT IN GAS RANGE, BUILT IN MICROWAIVE, CUSTOM HOOD FAN, UPGRADED COUNTERTOP & STYLISH ISLAND WITH Ceiling Height Extended Kitchen Cabinets along with beautiful lights creating soothing & cozy impact. Moreover, you have a BIG PANTRY THAT CAN BE EASILY ACCOMODATED TO SPICE KITCHEN. At Upper Level, you will find HUGE BONUS ROOM WITH BIG WINDOWS allow you to feel tons of natural lights and Pond Sight as well. Here you are also greeted with FOUR generously sized BED ROOMS with upgraded wash rooms. Don't Forget to see TWO MASTER BEDROOMS one with a luxurious standing shower with Tub, biggest upgraded wash room with huge Walk in Closet and other one with Upgraded Full Bath with walking closet. Moreover, Upper Laundry room is fully upgraded with huge cabinets finished with extended ceiling height with ample storage area. Let's take you to the BUILDER QUALITY GRADE FINISHED BASEMNET/WET BAR WITH SEPARATE ENTRANCE & HAVING 2 BEDROOM, 1 FULL BATHROOM, WALKIN CLOSET, HUGE KITCHEN ALONG WITH GREAT FAMILY/LIVING AREA & BIG STORAGE AS WELL.RARE TO SEE THESE LEVELS OF FINISHES IN THE BASEMNET. The front TRIPLE attached garage and driveway allow for 6 vehicles to be parked at all times! On top of everything you will still have a peace of mind for having Alberta New Home Warranty for this property. This house is close to all the amenities like grocery stores, schools, medical offices, restaurants, registry etc. and only a 20 mins drive to the Calgary Airport and has a great access to Stoney Trail and Hwy 1 Trail. Don't miss this opportunity to make this home your dream house. Call your favorite realtor to book the showing! DON,T FORGET TO WATCH 3 D VIRTUAL TOUR.

Inclusions:

Property Listed By:

N/A

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











