



THE
A-TEAM

**RE/MAX
FIRST**

166 SANDPIPER Bend, Chestermere T1X 2S8

MLS®#: **A2126345**

Area: **Kinniburgh**

Listing Date: **04/25/24**

List Price: **\$665,000**

Status: **Pending**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Chestermere

Year Built:

2024

Lot Information

Lot Sz Ar:

3,246 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,840

Low Sqft:

Ttl Sqft:

1,840

DOM

24

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Few Trees,Lawn,Level

Double Garage Attached,Front Drive,Garage Door Opener,Garage Faces Front,Insulated

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central,High Efficiency,ENERGY STAR Qualified Equipment,Natural Gas**

Sewer: **BBQ gas line,Lighting,Other**

Construction:

Brick,Vinyl Siding

Flooring:

Carpet,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator**

Int Feat: **Bathroom Rough-in,Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Smart Home,Storage,Sump Pump(s),Tankless Hot Water,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Family Room	Main	13`0" x 13`0"
Dining Room	Main	11`1" x 10`4"
Bedroom - Primary	Upper	13`0" x 13`0"
Walk-In Closet	Upper	10`7" x 5`6"
Walk-In Closet	Upper	4`8" x 4`4"
4pc Ensuite bath	Upper	5`0" x 9`10"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	12`2" x 12`10"
2pc Bathroom	Main	7`4" x 4`0"
5pc Ensuite bath	Upper	11`8" x 10`10"
Bedroom	Upper	12`7" x 10`6"
Bedroom	Upper	11`0" x 11`0"
Laundry	Upper	5`8" x 6`3"

Title:
Fee Simple
Legal Desc:

Zoning:
R2

221 1697

Remarks

Pub Rmks: **Step into this elegant semi-detached Duplex situated in the charming community of Kinniburgh South. This newly built home seamlessly merges contemporary flair with cozy comfort, featuring 3 bedrooms and 2.5 bathrooms within a welcoming open layout. Upon entry, you're greeted by abundant natural light streaming through large windows, highlighting the modern design elements. A majestic staircase adds a touch of sophistication, while the side entrance ensures convenience and privacy. Throughout the house, classic black and white accents create a refined aesthetic, complemented by 9-foot ceilings that enhance the spacious feel of each room. The heart of the home is its luxurious kitchen, equipped with stainless steel appliances, cabinets to-ceiling, Quartz countertops, and a convenient built-in pantry. Perfect for cooking enthusiasts and entertainers alike, this kitchen effortlessly blends style and practicality. The master bedroom features a generous walk-in closet and a 5pc ensuite with a freestanding tub, along with built-in features for added convenience. Designed to accommodate various lifestyles, whether you're a growing family, a couple, or an individual seeking comfort and elegance. Currently under construction, this property is slated for completion by June 2024. Photos shown are from a finished build of the same model, adhering to builder standards.**

Inclusions: **N/A**
Property Listed By: **Real Estate Professionals Inc.**

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









