



THE
A-TEAM

**RE/MAX
FIRST**

111 SANDPIPER Court, Chestermere T1X 1B1

MLS®#: **A2131297** Area: **Kinniburgh** Listing Date: **05/15/24** List Price: **\$3,900,000**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Chestermere**
 City/Town: **2020**
 Year Built: **11,500 sqft**
Lot Information
 Lot Sz Ar: **11,500 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **4,418**
 Low Sqft:
 Ttl Sqft: **4,418**

DOM

124
Layout
 Beds: **7 (5 2)**
 Baths: **6.5 (6 1)**
 Style: **2 Storey**

Parking

Ttl Park: **7**
 Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond,Cul-De-Sac,Environmental Reserve,Desert Front,Gazebo,Lake,Low Maintenance Landscape,Pie Shaped Lot
 Additional Parking,Asphalt,Driveway,Garage Door Opener,Heated Driveway,Heated Garage,Insulated,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Geothermal,Gravity,Humidity Control,Solar**
 Sewer:
 Ext Feat: **Balcony,Barbecue,BBQ gas line,Courtyard**

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

Kitchen Appl: **Bar Fridge,Built-In Electric Range,Built-In Oven,Built-In Range,Central Air Conditioner,Dishwasher,Disposal,Dryer,Electric Cooktop,Electric Stove,ENERGY STAR Qualified Appliances,Garage Control(s),Garburator,Humidifier,Microwave,Oven-Built-In,Refrigerator,Tankless Water Heater,Trash Compactor,Washer,Water Conditioner,Water Softener,Window Coverings**

Int Feat: **Central Vacuum,Chandelier,Closet Organizers,Double Vanity,French Door,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Sauna,Separate Entrance,Smart Home,Solar Tube(s),Steam Room,Storage,Sump Pump(s),Tankless Hot Water,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`6" x 5`9"	Dining Room	Main	15`1" x 9`6"
Foyer	Main	20`7" x 7`3"	Kitchen	Main	15`1" x 14`2"
Living Room	Main	24`1" x 21`8"	Mud Room	Main	11`1" x 14`3"
Pantry	Main	5`6" x 8`2"	Dining Room	Main	6`10" x 10`7"
Storage	Main	7`6" x 5`2"	3pc Ensuite bath	Second	5`6" x 8`7"
4pc Bathroom	Second	10`7" x 5`6"	4pc Bathroom	Second	8`5" x 16`9"

5pc Ensuite bath **Second** **11`3" x 15`0"**
Bedroom **Second** **15`2" x 21`3"**
Bedroom **Second** **15`1" x 15`4"**
Bedroom - Primary **Second** **18`1" x 21`9"**
3pc Bathroom **Basement** **15`11" x 7`8"**
Bedroom **Basement** **12`10" x 12`2"**
Den **Basement** **15`2" x 13`1"**
Exercise Room **Basement** **23`3" x 17`7"**
Game Room **Basement** **20`1" x 27`11"**
Family Room **Main** **17`5" x 14`6"**

Bedroom **Second** **15`2" x 15`1"**
Bedroom **Second** **15`1" x 16`9"**
Laundry **Second** **12`5" x 7`6"**
Walk-In Closet **Second** **6`8" x 19`0"**
3pc Bathroom **Basement** **7`1" x 8`3"**
Bedroom **Basement** **12`9" x 12`3"**
Den **Basement** **15`2" x 14`11"**
Kitchen **Basement** **12`4" x 11`4"**
Furnace/Utility Room **Basement** **15`7" x 12`8"**

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **1411593**

Zoning:
R-1

Remarks

Pub Rmks: **The heart of this home is its three gourmet kitchens, outfitted with \$180,000 worth of high-end equipment, including two gas stoves, an electric stove, three oversized hood vents with heat lamps, two microwaves, a large built-in refrigerator, a double-door fridge, and a built-in coffee machine. The flooring is a tasteful blend of hardwood, tile, and carpet, complementing the dual gas fireplaces and a chic electric fireplace. Entertainment and relaxation are redefined here, with a private swimming pool, steam room, jacuzzi, media room, and two separate maintenance rooms. The property accommodates up to 17 vehicles, with two electric car chargers and a garage featuring a shiny epoxy floor and an attached glass room, perfect for a smoking lounge or additional living space. This construction boasts 10-inch insulated concrete walls, ensuring year-round comfort and energy efficiency. Each bedroom is an in-suite, accompanied by large walk-in closets and spacious bathrooms. The home includes seven bathrooms, a greenhouse, and a skylight in the master bedroom, enhancing the natural light. The outdoor spaces are just as impressive, with a large concrete patio, an expansive balcony patio, and two additional balconies on the second floor, all offering breathtaking views of the mountains, lake, and canal. The home's walk-out basement has 12-foot ceilings, while the main floor and top floor boast 10-foot and 9-foot ceilings, respectively. The 16-foot garage is a testament to the grandeur of this estate. Safety and sustainability are paramount, with built-in geo-system AC, backup electrical heat pumps, and disaster-resistant features. The windows are not only large, allowing for ample natural light, but also come with upgraded coverings. The main kitchen and lower kitchen feature large islands, perfect for hosting and culinary exploration. This home is under warranty, ensuring peace of mind for the new homeowners. The top floor overlooks the main and basement levels, creating a sense of openness and connectivity throughout the home. With its luxurious amenities, advanced technology, and stunning views, this residence is not just a home—it's a statement of living in harmony with nature while enjoying the pinnacle of comfort.**

Inclusions: **NONE**
 Property Listed By: **CIR Realty**

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