



THE
A-TEAM

**RE/MAX
FIRST**

176 SANDPIPER Landing, Chestermere T1X 1Y8

MLS®#: **A2137795**

Area: **Kinniburgh**

Listing Date: **06/03/24**

List Price: **\$999,900**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2022**

Finished Floor Area

Abv Sqft: **2,887**

Low Sqft:

Ttl Sqft: **2,887**

Lot Information

Lot Sz Ar: **5,813 sqft**

Lot Shape:

DOM

27

Layout

Beds: **4 (4)**

Baths: **4.0 (4 0)**

Style: **2 Storey**

Parking

Ttl Park: **6**

Garage Sz: **3**

Access:

Lot Feat:

Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond,Cul-De-Sac,Lawn,Low Maintenance Landscape,Level

Park Feat:

Triple Garage Attached

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Composite Siding,Stone,Vinyl Siding**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Gas Range,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Built-in Features,Double Vanity,Kitchen Island,Soaking Tub,Tray Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	19`8" x 13`1"
Mud Room	Main	10`3" x 9`1"
Den	Main	9`1" x 8`0"
Kitchen	Main	13`0" x 15`11"
Bedroom	Second	12`11" x 12`4"
Family Room	Second	13`9" x 12`0"
4pc Bathroom	Second	6`0" x 10`4"

Room	Level	Dimensions
3pc Bathroom	Main	4`11" x 8`10"
Spice Kitchen	Main	8`11" x 7`2"
Living Room	Main	15`8" x 13`1"
Dining Room	Main	11`1" x 15`11"
Bedroom	Second	18`3" x 10`4"
5pc Ensuite bath	Second	9`8" x 11`9"
Bedroom	Second	13`0" x 16`8"

Laundry
Walk-In Closet

Second
Second

8`2" x 5`9"
6`6" x 10`3"

Bedroom - Primary
5pc Ensuite bath
Legal/Tax/Financial

Second
Second

19`6" x 13`11"
9`1" x 14`9"

Title:
Fee Simple
Legal Desc:

2012107

Zoning:
R1

Remarks

Pub Rmks: **OVER 2800 SQFT, BACKS ONTO GREEN SPACE/PARK, 3 CAR ATTACHED GARAGE, BUILT IN APPLIANCES, SPICE KITCHEN - 4 BEDROOM, 4 BATHROOM - MODERN ELEGANT DESIGN WITH TRAY CEILINGS - DECK, BACK YARD - Welcome to your luxurious home in the highly desirable area of Kinniburgh. This home begins with a large foyer with a DEN that can be used as an ADDITIONAL BEDROOM. On this main level a CHEF Inspired kitchen is complete with built in STAINLESS STEEL APPLIANCES and ADJOINING SPICE KITCHEN to keep your home pristine. The 3 CAR ATTACHED garage opens into a mud room and to your spice kitchen for added convenience. The dining room and living room have large windows to bring in a lot of natural light and a fireplace with a tiled fascia warms the space. The upper level has 3 bedrooms ALL with ensuite washrooms and walk in closets. The primary suite has a LARGE SHOWER, SOAK TUB, and a DOUBLE VANITY. A laundry room, large family room and additional bedroom complete this floor. A large DECK opens onto your back yard which extends into GREEN SPACE/PARK with walking paths that access the near by POND. The unfinished basement has a SEPARATE ENTRANCE. This home is in a beautiful neighborhood with all the amenities that Chestermere has to offer.**

Inclusions:
Property Listed By: **Range Hood
Real Broker**

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





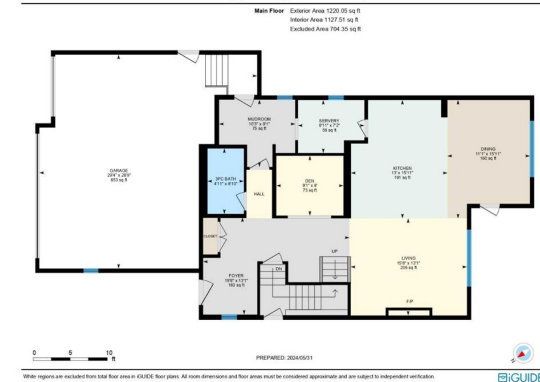








176 Sandpiper Lndg, Chestermere, AB



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