



THE
A-TEAM

**RE/MAX
FIRST**

198 SANDPIPER Park, Chestermere T1X 1Y8

MLS®#: **A2144118** Area: **Kinniburgh** Listing Date: **06/24/24** List Price: **\$1,159,900**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **6,040 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,048**
 Low Sqft:
 Ttl Sqft: **3,048**

DOM

6
Layout
 Beds: **7 (5 2)**
 Baths: **5.5 (5 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Creek/River/Stream/Pond,Lawn,Low Maintenance Landscape,Gentle Sloping,No Neighbours Behind,Landscaped**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,Private Yard**

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

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Electric Cooktop,Gas Range,Range Hood,Refrigerator,Washer**
 Int Feat: **Double Vanity,Kitchen Island,Quartz Counters,Soaking Tub,Tray Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 5`4"	Living Room	Main	18`11" x 20`7"
Mud Room	Main	6`9" x 9`11"	Spice Kitchen	Main	9`1" x 9`11"
Kitchen	Main	17`0" x 19`7"	Family Room	Main	14`8" x 11`2"
Bedroom	Main	13`4" x 12`1"	3pc Ensuite bath	Main	7`2" x 8`7"
Dining Room	Main	7`2" x 14`6"	Bedroom	Second	14`9" x 13`5"
Bedroom	Second	14`2" x 11`0"	3pc Bathroom	Second	4`11" x 11`5"
Bedroom	Second	12`6" x 11`6"	Family Room	Second	12`7" x 15`7"

Bedroom - Primary Second 14`10" x 14`0"
Laundry Second 5`3" x 8`0"
Walk-In Closet Second 10`9" x 6`10"
Furnace/Utility Room Basement 8`10" x 18`4"
Game Room Basement 23`4" x 22`8"
Bedroom Basement 15`8" x 13`10"

5pc Ensuite bath
4pc Ensuite bath
Bedroom
Other
4pc Bathroom

Second 13`0" x 11`7"
Second 7`11" x 5`0"
Basement 14`10" x 15`10"
Basement 8`3" x 3`8"
Basement 5`0" x 13`10"

Legal/Tax/Financial

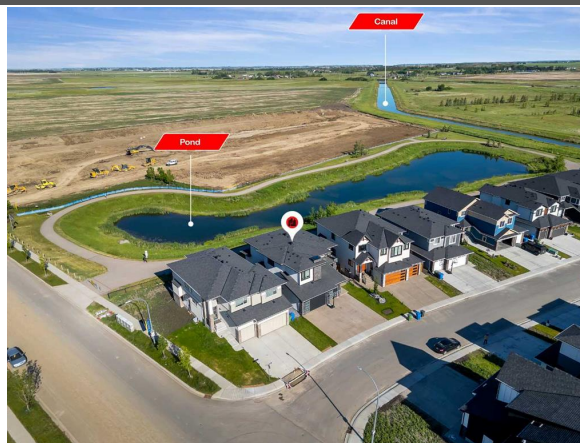
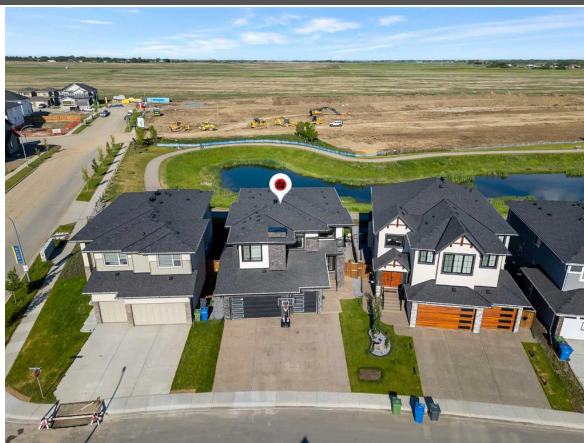
Title: Zoning:
Fee Simple **R1**
Legal Desc: **2012107**

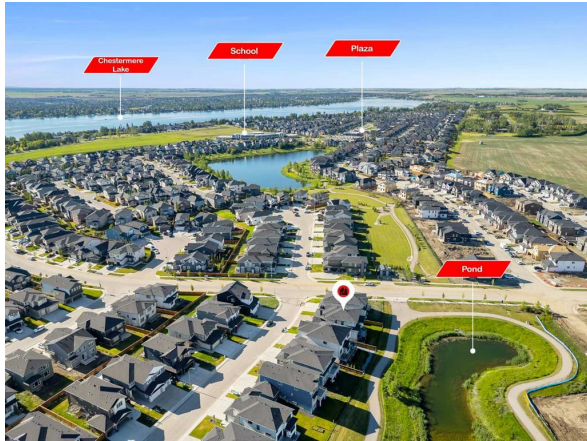
Remarks

Pub Rmks: **7 BEDROOMS, 5.5 BATHROOMS - ALMOST 4,500 sqft LIVEABLE SPACE, WALK OUT BASEMENT, 3 CAR GARAGE, SPICE KITCHEN, PATIO/DECK - MODERN HOME WITH ELEGANT DESING - Step into this beautiful home with all all amenities covered. The 3 CAR ATTACHED, HEATED, GARAGE with DRAIN, opens to the MUD ROOM and SPICE KITCHEN, which features all STAINLESS STEEL APPLIANCES. The main foyer opens to a large living space with a modern staircase design. The main living space follows with large windows that bring in a lot of natural light and a fireplace to warm the home. The main kitchen is complete with built in STAINLESS STEEL APPLIANCES and a LARGE ISLAND. BALCONY access is from this floor and it overlooks your back yard. This main floor also boasts a FULL ENSUITE and a separate HALF BATHROOM. The upper floor boasts 4 bedrooms and 3 bathrooms, inclusive of, 1 primary 5PC ensuite with dual vanity, soak tub, and Walk in Closet. Another bedroom features a 4PC ensuite, LAUNDRY and a FAMILY ROOM completes this floor. The WALK OUT BASEMENT has a BAR, 2 bedrooms and 1 bathroom, a large REC ROOM and a COVERED PATIO. Access to your FENCED BACK YARD, with concrete sidewalks, and BUILT IN SPRINKLERS, is from this level and a this home BACKS ONTO A POND, completing the view from the PATIO AND DECK. This home is in a solid location with parks, walking paths, shops and schools near by.**

Inclusions: **Range Hood, Refrigerator, Dishwasher**
Property Listed By: **Real Broker**

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

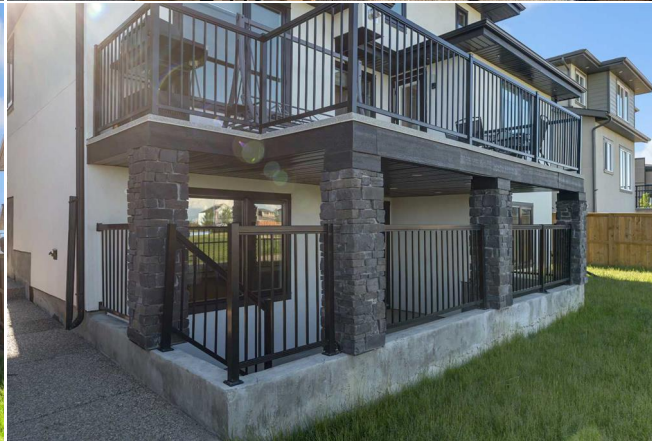












198 Sandpiper Pk, Chestermere, AB

Main Floor Exterior Area 1103.27 sq ft
Interior Area 1453.76 sq ft
Excluded Area 744.94 sq ft



0 4 8 12 ft

PREPARED: 2024/05/31



White regions are excluded from total floor area in eGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

198 Sandpiper Pk, Chestermere, AB

1st Floor Exterior Area 1208.31 sq ft
Interior Area 1213.36 sq ft
Excluded Area 103.24 sq ft



0 4 8 12 ft

PREPARED: 2024/05/31



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198 Sandpiper Pk, Chestermere, AB

Basement (Below Grade) Exterior Area 1103.00 sq ft
Interior Area 1307.50 sq ft



0 4 8 12 ft

PREPARED: 2024/05/31



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