



THE
A-TEAM

**RE/MAX
FIRST**

108 SANDPIPER Landing, Chestermere T1X 1Y8

MLS®#: **A2145204** Area: **Kinniburgh** Listing Date: **06/27/24** List Price: **\$989,900**
 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
 Lot Sz Ar: **5,444 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,648**
 Low Sqft:
 Ttl Sqft: **2,648**

DOM

5
Layout
 Beds: **6 (4 2)**
 Baths: **5.0 (5 0)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Level,Rectangular Lot**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Other,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Range,Gas Cooktop,Gas Range,Microwave,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
4pc Bathroom	Main	4`10" x 8`0"	Office	Main	10`6" x 10`2"
Living Room	Main	13`7" x 13`11"	Spice Kitchen	Main	6`8" x 10`2"
Kitchen	Main	14`5" x 10`6"	Family Room	Main	14`6" x 14`0"
Dining Room	Main	7`0" x 10`11"	Bedroom	Second	13`8" x 12`1"
3pc Ensuite bath	Second	8`2" x 4`10"	Bedroom	Second	11`10" x 10`10"
Laundry	Second	6`9" x 8`5"	Family Room	Second	13`4" x 13`4"
3pc Bathroom	Second	9`1" x 5`3"	Bedroom	Second	11`5" x 10`11"

Bedroom - Primary
Bedroom
Kitchen
Game Room

Second
Basement
Basement
Basement

14`8" x 13`3"
13`1" x 10`8"
16`11" x 12`2"
13`10" x 23`4"

5pc Ensuite bath
Furnace/Utility Room
4pc Bathroom
Bedroom

Legal/Tax/Financial

Second
Basement
Basement
Basement

16`10" x 10`11"
13`3" x 12`3"
5`0" x 10`7"
11`10" x 9`10"

Title:
Fee Simple
Legal Desc:

2012107

Zoning:
R1

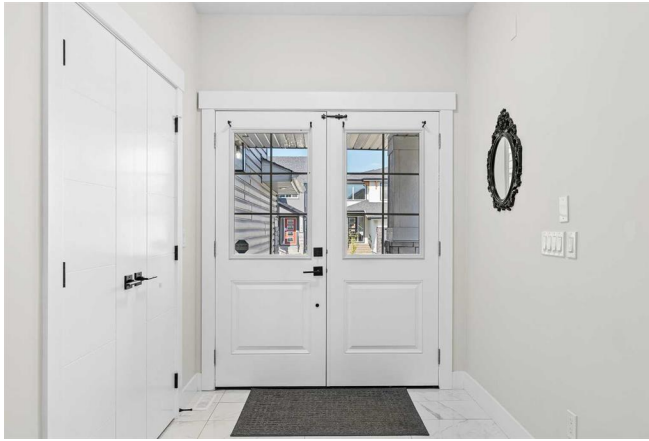
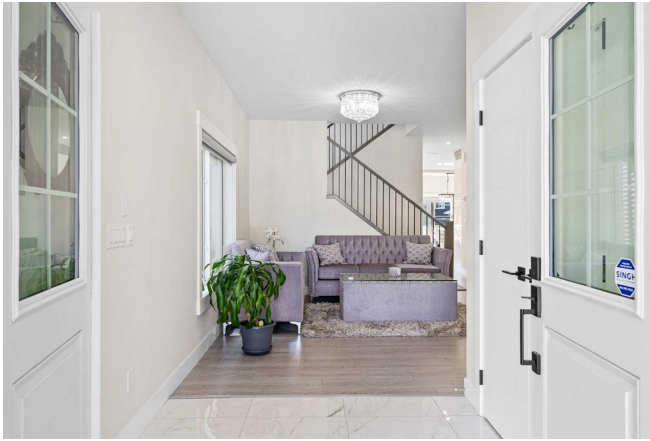
Remarks

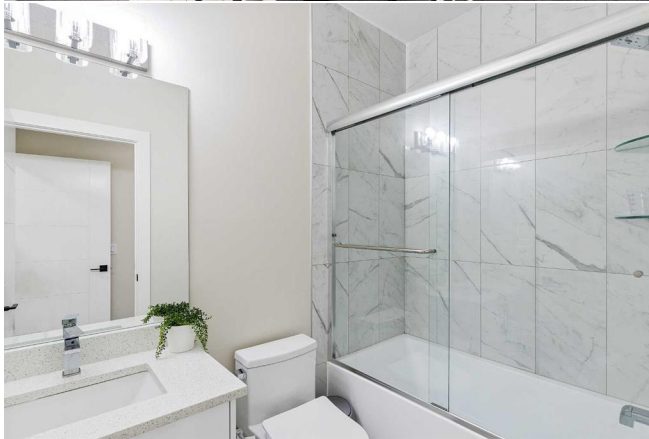
Pub Rmks: **OVER 3,600 SQFT LIVEABLE SPACE, 6 BEDS, 5 BATHS, 3 CAR ATTACHED GARAGE, SPICE KITCHEN, DECK AND BACK YARD -ILLEGAL SUITE SEPARATE ENTRANCE - Step into your elegantly designed home will all modern finishing and 9FT ceilings on all levels - This home has a 3 car attached garage that leads to a FULL BATHROOM and OFFICE and formal living space. Adjoining is your Kitchen and SPICE KITCHEN with all STAINLESS STEEL APPLIANCES to keep your home in pristine condition. The kitchen is elegantly designed with contemporary white cabinetry, built in appliances and a large island. the family room has large windows that bring in a lot of natural light and a STONE FACED FIREPLACE warms the space. The formal dining room leads to your DECK and BACK YARD. The upper level is complete with 4 BEDS and 3 BATHS. The primary bedroom has a 5PC ensuite with a SOAK TUB, DOUBLE VANITY and Walk in CLOSET. 1 other bedroom has a 3PC ensuite with Walk in Closet, a LAUNDRY room and family room complete this level. The ILLEGAL BASEMENT SUITE WITH SIDE ENTRANCE has 2 beds, 1 bath, all stainless steel appliances and SEPARATE LAUNDRY. This home is in a solid location with shops, schools, the lake close by and features A/C for your comfort.**

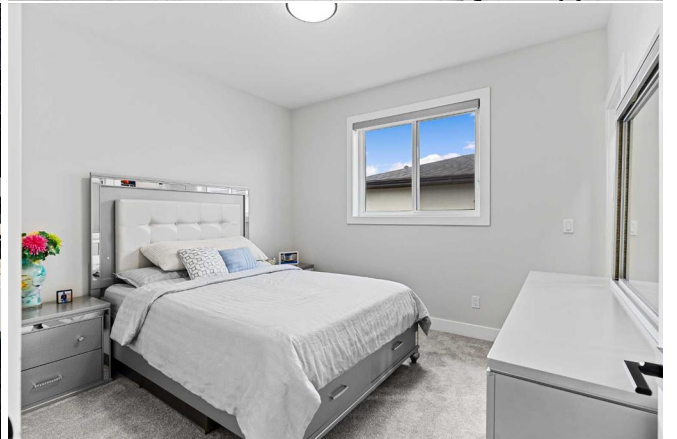
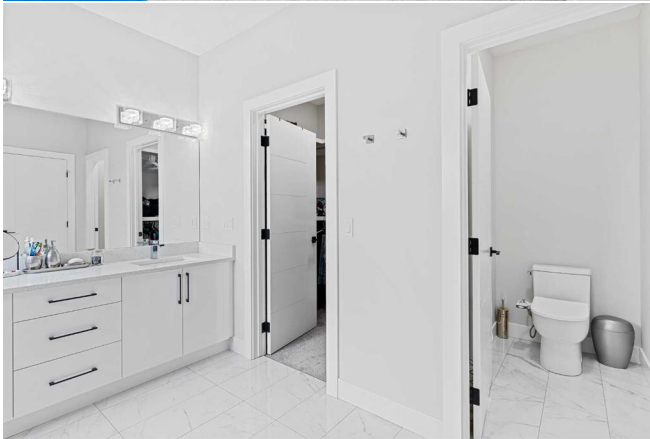
Inclusions: Refrigerator x2, Range Hood x2, Washer, Dryer, Cameras/Monitoring System
Property Listed By: Real Broker

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

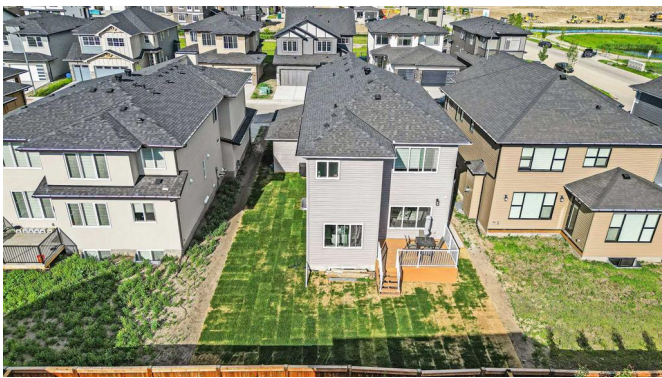












108 Sandpiper Lndg, Chestermere, AB

1st Floor Exterior Area 1108.40 sq ft
Interior Area 1079.89 sq ft
Excluded Area 682.21 sq ft



0 6 12

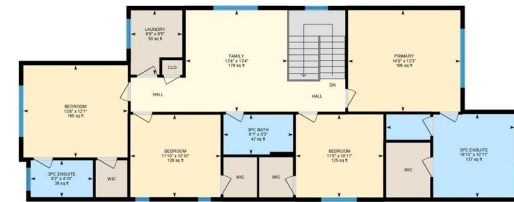
PREPARED: 2024/06/24



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

108 Sandpiper Lndg, Chestermere, AB

2nd Floor Exterior Area 1400.40 sq ft
Interior Area 1375.02 sq ft



0 6 12

PREPARED: 2024/06/24



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

108 Sandpiper Lndg, Chestermere, AB

Basement (Below Grade) Exterior Area 1082.35 sq ft
Interior Area 999.52 sq ft



PREPARED: 2024/02/24



Visible regions are excluded from total floor area in G.A.S.E. floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

