



THE
A-TEAM

**RE/MAX
FIRST**

116 SANDPIPER Landing, Chestermere T1X 1Y8

MLS® #: **A2145673** Area: **Kinniburgh** Listing Date: **06/30/24** List Price: **\$1,050,000**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **5,000 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,953**
 Low Sqft:
 Ttl Sqft: **2,953**

DOM
5
Layout
 Beds: **7 (5 2)**
 Baths: **5.0 (5 0)**
 Style: **2 Storey**

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

Access:
 Lot Feat: **Back Yard,Front Yard,Garden,Low Maintenance Landscape,Rectangular Lot**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Fireplace(s)**
 Sewer:
 Ext Feat: **Private Entrance**

Construction:
Asphalt
 Flooring:
Carpet,Ceramic Tile,Hardwood
 Water Source:
 Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Cooktop,Gas Stove,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,High Ceilings,No Animal Home,No Smoking Home,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	10`11" x 10`11"	Mud Room	Main	9`7" x 8`9"
4pc Bathroom	Main	4`11" x 8`5"	Pantry	Main	5`2" x 6`5"
Spice Kitchen	Main	5`6" x 9`2"	Living Room	Main	14`4" x 12`9"
Entrance	Main	6`11" x 8`8"	Family Room	Main	15`6" x 14`11"

Dining Room Main 15`5" x 12`2"
Walk-In Closet Upper 10`9" x 5`11"
Laundry Upper 5`11" x 7`4"
Bedroom Upper 11`2" x 11`4"
5pc Ensuite bath Upper 6`5" x 18`8"
Bonus Room Upper 16`5" x 12`0"
4pc Ensuite bath Upper 10`10" x 4`11"
Balcony Upper 16`6" x 5`9"
Bedroom Basement 12`5" x 12`1"
Furnace/Utility Room Basement 11`10" x 10`2"
Family Room Basement 22`6" x 14`8"
Kitchen Basement 9`11" x 7`9"

Kitchen Main 17`6" x 9`6"
Bedroom Upper 10`7" x 11`0"
4pc Bathroom Upper 8`2" x 5`11"
Walk-In Closet Upper 4`7" x 5`6"
Bedroom - Primary Upper 14`7" x 14`0"
Bedroom Upper 10`11" x 12`6"
Walk-In Closet Upper 5`8" x 6`4"
Walk-In Closet Basement 6`10" x 7`1"
Bedroom Basement 12`4" x 12`3"
4pc Bathroom Basement 9`8" x 4`11"
Dining Room Basement 11`6" x 13`3"

Legal/Tax/Financial

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

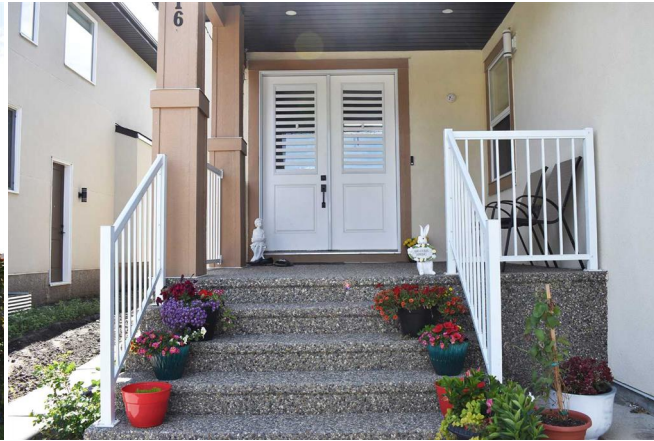
Zoning: **R-1**

Remarks

Pub Rmks: **Welcome to 116 Sandpiper Landing! This beautiful and immaculate home offers a total of seven bedrooms and over 4000 sq ft of living space! With plenty of room for your family to enjoy, all rooms are a good size! There is a large formal living room, separate dining room and family room with a gorgeous feature wall fireplace! The kitchen is beautifully upgraded with QUARTZ countertops, upgraded Stainless Steel Appliances including a gas cook top, built in oven and built in microwave. There is also SPICE KITCHEN with a second stove, perfect for preparing family meals! On this spacious MAIN floor, there is also a bedroom and three piece bath. The upper level boasts a large bonus room, convenient laundry and FOUR bedrooms, including two with their own ensuites! The primary bedroom is oversized and will fit all of your furniture and is complete with a stunning ensuite and walk in closet! The lower level features a separate entrance leading into the two bedroom illegal suite complete with its own kitchen. The property features a TRIPLE CAR GARAGE and CENTRAL AIR for the warm summer days! This is a beautiful home located in the family friendly City of Chestermere close to East Lake School, the lake and shopping Plaza complete with Dr's office, pharmacy and etc.**
 Inclusions: **Basement fridge, stove, washer & dryer, TV bracket, Gazebo**
 Property Listed By: **Stonemere Real Estate Solutions**

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

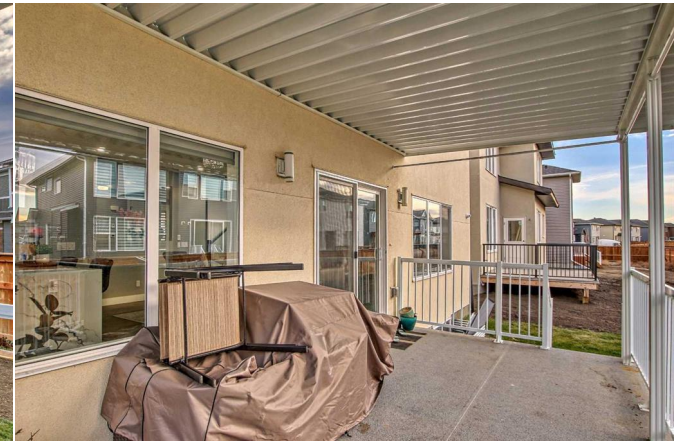












Over 4000Sq/Ft of Living Space
Fully developed basement - 7 Bedrooms & 5 Bathrooms

