



THE
A-TEAM

**RE/MAX
FIRST**

240 SANDPIPER Crescent, Chestermere T1X 0Y4

MLS® #: **A2149937** Area: **Kinniburgh** Listing Date: **07/20/24** List Price: **\$875,000**
 Status: **Pending** County: **Chestermere** Change: **-\$25k, 19-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2018**
Lot Information
 Lot Sz Ar: **5,877 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,960**
 Low Sqft:
 Ttl Sqft: **2,960**

DOM

58
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Cooktop,Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`6" x 10`6"	Dining Room	Main	15`0" x 10`0"
Living Room	Main	16`6" x 15`0"	Den	Main	10`6" x 9`6"
Bonus Room	Upper	17`6" x 15`0"	Laundry	Upper	6`6" x 5`0"
Bedroom - Primary	Upper	16`6" x 15`6"	Bedroom	Upper	12`0" x 10`6"
Bedroom	Upper	12`0" x 11`0"	Bedroom	Upper	13`0" x 11`0"
2pc Bathroom	Main		5pc Bathroom	Upper	

5pc Ensuite bath

Upper

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

1712298

Remarks

Pub Rmks:

Welcome to this stunning home offering exquisite finishes throughout. Walk into the open foyer area which leads you through to the massive den/office area, powder room and coat closet/ mud room, that leads you through to the triple car attached garage. The chef-style kitchen boasts of white shaker cabinets, slow close drawers, gas stove top and hood fan, built in microwave and oven, walk through pantry, stainless steel appliances, full height mosaic tile backsplash, massive centre island, deep under-mount sink, and quartz countertops. The large breakfast nook offers views of the landscaped backyard and features a patio door out to your private deck area and outdoor living space. An impressive living room with an electric fireplace and massive open windows overlooking the backyard. Upstairs you will find 4 large bedrooms including the Spa inspired master oasis with high vaulted ceilings, large windows and a 5-piece ensuite bath with separate deep soaker tub, dual vanity, and stand-up shower, complete with a gigantic walk-in closet. 3 Additional bedrooms up, with a Jack and Jill styled five-piece bath, laundry room and spacious bonus room boasting of vaulted ceilings and large windows drawing in that natural light. Too many upgrades to mention. This home has so much character. High-quality luxury flooring, Quartz countertops through out, High knock-down vaulted ceilings, upgraded tiles throughout the home, oversized energy efficiency windows, central A/C just to name a few. The backyard is fully fenced and landscaped and ready for those evening BBQ's. Enjoy this quiet location on this family friendly street with easy access to nearby shops, services & amenities including an 18 Hole Golf Course and Chestermere Lake. Only a 25 minute drive to downtown Calgary as well as to the Calgary Airport. Enjoy, luxurious living at its finest. Book your private showing today!

Inclusions:
Property Listed By:

N/A
RE/MAX House of Real Estate

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













