



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**179 SANDPIPER PARK , Chestermere T1X1Y8**

MLS®#: **A2162531**

Area: **Kinniburgh**

Listing Date: **09/03/24**

List Price: **\$1,174,900**

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: **5,519 sqft**  
Lot Shape:

Access:

Lot Feat: **See Remarks**  
Park Feat: **Triple Garage Attached**

Finished Floor Area

Abv Sqft: **2,924**  
Low Sqft:  
Ttl Sqft: **2,924**

DOM

**15**  
Layout  
Beds: **7 (5 2 )**  
Baths: **5.0 (5 0)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Lighting**

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

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Washer,Window Coverings**  
Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Separate Entrance**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`2" x 17`4"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`9" x 12`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`0" x 11`9"</b>	<b>3pc Bathroom</b>	<b>Second</b>	<b>4`11" x 11`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>13`3" x 13`3"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>7`8" x 24`10"</b>
<b>3pc Bathroom</b>	<b>Second</b>	<b>4`11" x 11`11"</b>	<b>Bonus Room</b>	<b>Second</b>	<b>14`3" x 17`4"</b>
<b>Laundry</b>	<b>Second</b>	<b>8`3" x 5`8"</b>	<b>Walk-In Closet</b>	<b>Second</b>	<b>7`2" x 6`4"</b>

<b>3pc Bathroom</b>	<b>Main</b>	<b>8`3" x 4`10"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`3" x 9`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`11" x 12`8"</b>	<b>Foyer</b>	<b>Main</b>	<b>6`9" x 9`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>6`6" x 12`2"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`6" x 15`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>19`4" x 15`4"</b>	<b>Mud Room</b>	<b>Main</b>	<b>8`9" x 8`5"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>4`11" x 8`6"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>12`10" x 14`9"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`2" x 14`11"</b>	<b>Game Room</b>	<b>Basement</b>	<b>19`6" x 12`3"</b>

Legal/Tax/Financial

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

Zoning: **R-1M**

Remarks

Pub Rmks: **7-Bedrooms | 5-Bathrooms | Main Floor Flex/Bedroom | Main Floor Full wash room( Perfect for family who has old family member) |Open Floor Plan | High Ceilings Upper Level Bonus Area | Upper Level Laundry Room | Developed legal Ensuit Basement | Year 2023 built 1 This stunning 2-storey,2022 built family home is located in the desirable community of Sandpiper/ Kinniburgh Chestermere within walking distance of the school, market and various other amenities. OPEN TO BELOW HIGH CEILING ENTRANCE, DESIGNER CHANDELIER, a very bright living room experiencing you an open concept feeling with 9FT SMOOTH CEILING, LOTS OF WINDOWS AND POT LIGHTS. Big Dinning Area, OPEN CONCEPT HUGE kitchen, mudroom. Check the WIDE & OPEN KITCHEN that comes with BUILT-IN APPLIANCES, BUILT IN OVEN, BUILT IN GAS RANGE, BUILT IN MICROWAIVE, CUSTOM HOOD FAN, UPGRADED COUNTERTOP & STYLISH ISLAND WITH Ceiling Height Extended Kitchen Cabinets along with beautiful lights creating soothing & cozy impact. At Upper Level, you will find HUGE BONUS ROOM WITH BIG WINDOWS allow you to feel tons of natural lights and Pond Sight as well. Here you are also greeted with FOUR generously sized BED ROOMS with upgraded wash rooms. Garage has heater installed already and brand new carpet also installed by seller. Landscaping is already done. Call your favorite realtor to book the showing! DON,T FORGET TO WATCH 3 D VIRTUAL TOUR. GARAGE HEATER**

Inclusions:  
 Property Listed By: **Insta Realty**

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