



176 SANDPIPER Landing, Chestermere T1X 1Y8

MLS® #: **A2162545** Area: **Kinniburgh** Listing Date: **09/03/24** List Price: **\$949,900**
 Status: **Pending** 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: **5,813 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,887**
 Low Sqft:
 Ttl Sqft: **2,887**

DOM

15
Layout
 Beds: **4 (4)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond,Cul-De-Sac,Lawn,Low Maintenance Landscape,Level**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other**

Construction: **Composite Siding,Stone,Vinyl Siding**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Gas Range,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Built-in Features,Double Vanity,Kitchen Island,Soaking Tub,Tray Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	19`8" x 13`1"	3pc Bathroom	Main	4`11" x 8`10"
Mud Room	Main	10`3" x 9`1"	Spice Kitchen	Main	8`11" x 7`2"
Den	Main	9`1" x 8`0"	Living Room	Main	15`8" x 13`1"
Kitchen	Main	13`0" x 15`11"	Dining Room	Main	11`1" x 15`11"
Bedroom	Second	12`11" x 12`4"	Bedroom	Second	18`3" x 10`4"
Family Room	Second	13`9" x 12`0"	5pc Ensuite bath	Second	9`8" x 11`9"
4pc Bathroom	Second	6`0" x 10`4"	Bedroom	Second	13`0" x 16`8"

Laundry
Walk-In Closet

Second
Second

8`2" x 5`9"
6`6" x 10`3"

Bedroom - Primary
5pc Ensuite bath
Legal/Tax/Financial

Second
Second

19`6" x 13`11"
9`1" x 14`9"

Title:
Fee Simple
Legal Desc:

2012107

Zoning:
R1

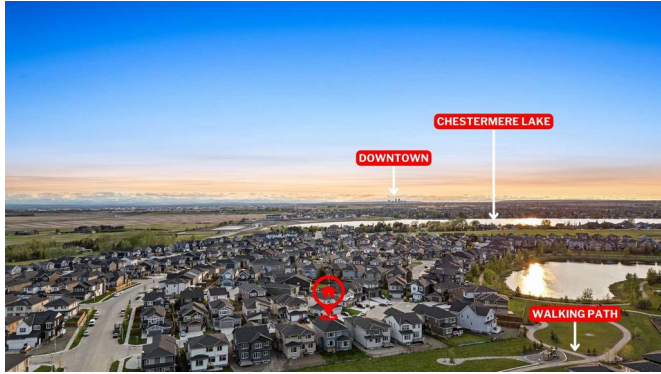
Remarks

Pub Rmks: **OVER 2800 SQFT, BACKS ONTO GREEN SPACE/PARK, 3 CAR ATTACHED GARAGE, BUILT IN APPLIANCES, SPICE KITCHEN - 4 BEDROOM, 4 BATHROOM - MODERN ELEGANT DESIGN WITH TRAY CEILINGS - DECK, BACK YARD - Welcome to your luxurious home in the highly desirable area of Kinniburgh. This home begins with a large foyer with a DEN that can be used as an ADDITIONAL BEDROOM. On this main level a CHEF Inspired kitchen is complete with built in STAINLESS STEEL APPLIANCES and ADJOINING SPICE KITCHEN to keep your home pristine. The 3 CAR ATTACHED garage opens into a mud room and to your spice kitchen for added convenience. The dining room and living room have large windows to bring in a lot of natural light and a fireplace with a tiled fascia warms the space. The upper level has 3 bedrooms ALL with ensuite washrooms and walk in closets. The primary suite has a LARGE SHOWER, SOAK TUB, and a DOUBLE VANITY. A laundry room, large family room and additional bedroom complete this floor. A large DECK opens onto your back yard which extends into GREEN SPACE/PARK with walking paths that access the near by POND. The unfinished basement has a SEPARATE ENTRANCE. This home is in a beautiful neighborhood with all the amenities that Chestermere has to offer.**

Inclusions:
Property Listed By: **Range Hood
Real Broker**

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













176 Sandpiper Lndg, Chestermere, AB

Main Floor Exterior Area 1220.35 sq ft
Interior Area 137.25 sq ft
Excluded Area 794.35 sq ft



PREPARED: 20240501

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



176 Sandpiper Lndg, Chestermere, AB

2nd Floor Exterior Area 1057.13 sq ft
Interior Area 1561.20 sq ft
Excluded Area 15.47 sq ft



PREPARED: 20240501

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