



THE
A-TEAM

**RE/MAX
FIRST**

137 SANDPIPER Lane, Chestermere T1X 1B1

MLS® #: **A2167036**

Area: **NONE**

Listing Date: **09/19/24**

List Price: **\$899,000**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **1985**
Lot Information
Lot Sz Ar: **17,424 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,417**
Low Sqft:
Ttl Sqft: **2,417**

DOM

0
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **4 Level Split**

Parking

Ttl Park: **10**
Garage Sz: **4**

Access:

Lot Feat:

Park Feat:

Back Yard,Creek/River/Stream/Pond,Lawn,Low Maintenance Landscape,No Neighbours Behind,Underground Sprinklers,Private,Treed
220 Volt Wiring,Additional Parking,Double Garage Attached,Double Garage Detached,Garage Door Opener,Heated Garage,Insulated,Off Street,Oversized,Parking Pad,RV Access/Parking
Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **High Ceilings,Kitchen Island,No Smoking Home,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`1" x 14`3"	3pc Ensuite bath	Upper	4`9" x 7`6"
4pc Bathroom	Upper	7`1" x 7`6"	Bedroom	Upper	12`2" x 10`4"
Bedroom	Upper	12`4" x 10`2"	Dining Room	Upper	17`6" x 21`2"
Bedroom - Primary	Upper	12`6" x 12`10"	3pc Bathroom	Lower	7`3" x 6`4"
Bedroom	Lower	11`5" x 9`11"	Bedroom	Lower	13`9" x 9`11"
Family Room	Lower	27`2" x 16`10"	Laundry	Lower	5`3" x 8`8"
Furnace/Utility Room	Lower	7`7" x 15`0"	Game Room	Basement	13`4" x 17`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
RE - Residential Estate

8510381

Remarks

Pub Rmks:

Acreage Living with City Conveniences! Experience the best of both worlds with this spacious 4-level split home, perfectly situated on 0.4 acres of beautifully landscaped property. Surrounded by mature trees & bordering the canal, enjoy direct access to miles of pathways right from your fenced backyard - perfect for walking, biking or peaceful strolls. With over 2700 sq.ft. of developed living space over 4 levels, this home offers 5 bedrooms, 3 bathrooms & a flex room in the basement that could be used as a games room or 6th bedroom (there's a large closet). The front living room features a cozy pellet stove for those chilly winter days that are coming, while large windows throughout the home invite plenty of natural light. The heart of the home is the updated kitchen, featuring full-height modern cabinets, a massive island, and seemingly endless storage - a dream for any home chef. You'll love the vaulted ceilings in the living room & kitchen, adding to the homes open & airy feel. The lower level offers a sprawling rec room, 2 additional bedrooms, a bathroom, and a convenient laundry area with direct access to the backyard. Outdoor living is just as impressive with underground sprinklers to maintain your expansive yard (fed from the canal), & a large patio area for entertaining. In addition to the double attached garage, the oversized, heated detached garage/shop (22'11 x 25') is a mechanic's dream, offering ample space for projects & storage. Whether you're looking for space, comfort or convenience, this property has it all! Don't miss out on this unique opportunity to enjoy acreage living with all the conveniences of the city!

Inclusions:
Property Listed By:

Vacuflo & Attachments
RE/MAX Key

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











