



THE
A-TEAM

**RE/MAX
FIRST**

180 SANDPIPER Landing, Chestermere T1X 1Y8

MLS® #: **A2169558** Area: **Kinniburgh** Listing Date: **10/01/24** List Price: **\$999,000**
 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: **5,810 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,820**
 Low Sqft:
 Ttl Sqft: **2,820**

DOM

5
Layout
 Beds: **5 (5)**
 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,Few Trees,Lawn,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Level,Private**
 Park Feat: **Triple Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Gas Range,Microwave,Range Hood,Refrigerator**
 Int Feat: **Built-in Features,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Walk-In Closet(s)**
 Utilities:

Room Information

| Room | Level | Dimensions |
|---------------|--------|----------------|
| Foyer | Main | 5`11" x 11`9" |
| 3pc Bathroom | Main | 5`0" x 8`4" |
| Spice Kitchen | Main | 8`0" x 10`0" |
| Living Room | Main | 16`8" x 12`3" |
| Dining Room | Main | 7`0" x 13`6" |
| Bedroom | Second | 14`5" x 10`7" |
| Bedroom | Second | 12`8" x 10`11" |

| Room | Level | Dimensions |
|--------------|--------|----------------|
| Den | Main | 10`4" x 11`0" |
| Mud Room | Main | 7`9" x 10`7" |
| Kitchen | Main | 16`8" x 12`4" |
| Bedroom | Main | 14`7" x 9`2" |
| Bedroom | Second | 15`0" x 12`9" |
| 3pc Bathroom | Second | 4`11" x 10`11" |
| Family Room | Second | 12`6" x 15`2" |

4pc Ensuite bath
Bedroom - Primary
Walk-In Closet

Second
Second
Second

8`1" x 4`11"
15`10" x 12`11"
10`9" x 6`11"

Laundry
5pc Ensuite bath

Second
Second

5`3" x 8`0"
12`11" x 13`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2012107

Zoning:
R1

Remarks

Pub Rmks: **OVER 2800 SQFT, 5 BEDS, 4 BATHS, 3 CAR GARAGE, SPICE KITCHEN, BACK YARD, BACKS ONTO GREEN SPACE AND PARK - CUL-DE-SAC WITH POND STEPS AWAY - Welcome to your beautiful home with elegant design, built in features and a SPICE KITCHEN. This home begins with a 3 CAR GARAGE that leads to a mud room and also a large foyer opens to an OPEN CONCEPT main floor with BEDROOM. The kitchen is complete with all STAINLESS STEEL AND BUILT IN APPLIANCES, island and a SPICE KITCHEN keeps your home pristine. The dining room has DECK and BACK YARD access. The upper level has 4 BEDS and 2 BATHS. The primary bedroom has a 5PC ensuite with SOAK TUB, DOUBLE VANITY and WIC. Laundry on this level, family room and OPEN TO BELOW spaces complete this level. This home is in a solid location with shops, schools and parks all close by.**

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

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











