



THE
A-TEAM

**RE/MAX
FIRST**

167 SANDPIPER Bend, Chestermere T1X 2S8

MLS®#: **A2174295** Area: **Kinniburgh** Listing Date: **10/21/24** List Price: **\$745,000**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Chestermere**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **3,459 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space**
 Park Feat: **Concrete Driveway,Double Garage Attached**

Finished Floor Area
 Abv Sqft: **1,712**
 Low Sqft:
 Ttl Sqft: **1,712**

DOM

1
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**
 Construction: **Concrete,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Gas Stove,Microwave Hood Fan,Oven,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Chandelier,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Separate Entrance,Soaking Tub**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`11" x 5`2"	2pc Bathroom	Main	4`11" x 5`4"
Office	Main	11`3" x 8`5"	Living Room	Main	11`8" x 10`2"
Dining Room	Main	8`5" x 9`11"	Kitchen	Main	10`7" x 12`5"
Pantry	Main	4`3" x 4`5"	Bedroom	Second	10`4" x 10`9"
Laundry	Second	6`8" x 4`11"	4pc Bathroom	Second	5`7" x 13`1"
Bedroom	Second	11`3" x 10`0"	Bedroom - Primary	Second	11`1" x 14`11"
Walk-In Closet	Second	5`7" x 7`2"	5pc Ensuite bath	Second	8`3" x 11`2"

Furnace/Utility Room
Kitchen
Bedroom

Basement
Second
Basement

4`7" x 14`10"
5`4" x 14`4"
10`6" x 12`3"

Family Room
3pc Bathroom
Bedroom

Basement
Basement
Basement

10`11" x 9`4"
8`3" x 4`11"
11`3" x 8`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

2211697

Remarks

Pub Rmks:

Only Garage Attached !! Over 1700 sqft upstairs featuring 3 bedrooms 2.5 bathrooms along with 2 bedroom illegal suite with separate entrance. This stunning home, with an attached garage, spans over 1,700 sqft and offers a perfect blend of comfort and functionality. The main floor features a bright and open concept, including a spacious family room with an electric fireplace, a versatile flex room, and a modern kitchen. The kitchen is a true highlight, equipped with energy-efficient appliances, quartz countertops, an upgraded tile backsplash, and under-cabinet lighting. Upstairs, you'll find three well-appointed bedrooms, including a large primary suite that boasts a walk-in closet and a luxurious ensuite with double vanities. A convenient laundry room, along with two additional bedrooms and a 3-piece bathroom, complete this floor. The basement is home to a 2-bedroom illegal suite with a separate entrance, offering excellent potential for rental income or extended family living. It includes a fully equipped kitchen, a cozy family room, and a 3-piece bathroom. This home is located near a bustling plaza with all essential amenities. Don't miss out on the opportunity to make this beautifully upgraded property your new home!

Inclusions:
Property Listed By:

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









