



THE
A-TEAM

**RE/MAX
FIRST**

202 SANDPIPER Park, Chestermere T1X1Y8

MLS®#: **A2183278** Area: **Kinniburgh** Listing **12/13/24** List Price: **\$1,190,000**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere** Finished Floor Area
 Year Built: **2023** Abv Sqft: **3,141**
 Lot Information Low Sqft:
 Lot Sz Ar: **6,800 sqft** Ttl Sqft: **3,141**
 Lot Shape:

DOM

40
Layout
 Beds: **4 (4)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco**
 Heating: **Central** Flooring: **Vinyl**
 Sewer: **Other** Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Den	Main	11`0" x 10`8"	Bedroom - Primary	Second	13`1" x 18`3"
Bedroom	Second	11`1" x 15`11"	Bedroom	Second	11`1" x 13`11"
Bedroom	Second	12`4" x 11`3"	3pc Bathroom	Main	7`10" x 5`10"
5pc Ensuite bath	Second	7`9" x 19`6"	3pc Bathroom	Second	4`11" x 13`2"
5pc Bathroom	Second	5`0" x 11`2"	Kitchen	Main	12`1" x 17`11"
Living Room	Main	20`5" x 18`6"	Spice Kitchen	Main	5`8" x 13`3"
Mud Room	Main	10`7" x 5`4"	Bonus Room	Second	14`6" x 17`1"

Laundry

Second

9'9" x 6'4"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-1

2012107

Remarks

Pub Rmks:

Welcome to 202 Sandpiper Park - Modern Living at Its Finest Discover this exquisite 3,141 sq. ft. TRIPLE CAR GARAGE ATTACHED residence, perfectly situated on a 6,800 sqfeet. on a corner lot in the highly desirable Kinniburgh community of Chestermere. Built in 2023, house has 4 bedrooms + DEN on main floor, FULLY UPGRADED home combines contemporary elegance, high-end finishes, and practical design - ideal for families or those who love to entertain. Main Floor Features • Bright & Spacious Living Area: Large windows fill the space with natural light, creating a warm and welcoming atmosphere. • GOURMET KITCHEN : Fully upgraded with premium appliances, a large island, and modern finishes for a chef-inspired experience. • Spice Kitchen: A convenient addition for preparing meals and keeping the main kitchen spotless. • Walk-Through Pantry: Offers abundant storage and easy access to the kitchen. • Main Floor Den & Full Bath: Perfect for guests, elderly family members, or a private home office. Upper-Level Highlights • 4 Generous Bedrooms: Including a luxurious primary suite with an ensuite bath, which also includes STEAM BATH SYSTEM installed as an upgrade and also has walk-in closet. • 2 more Full Bathrooms: Beautifully designed for convenience and style, which are also attached to the bedrooms • Bonus Area and prayer area: A versatile open space for a media room, play area, or study and also has prayer area(room) • Open-to-Below Design: Adds an impressive architectural element and a sense of grandeur. Additional Features • Unfinished Basement with SEPARATE ENTRANCE: Ready for customization, whether you envision a home gym, or additional living space. • Triple Car Attached Garage: Ample space for vehicles, storage. • CORNER LOT : Provides added privacy, a larger yard, and excellent curb appeal. Prime Location Additional features - Basement has 9 FEET CEILING, House has FILTER SYSTEM installed IN THE BASEMENT, all the blinds can be operated with REMOTE. Located in the vibrant Kinniburgh community, this home is minutes from schools, parks, shopping, and essential amenities. With quick access to Highway 1, commuting to Calgary and beyond is simple and convenient. Don't miss this opportunity to own a modern, fully upgraded home in one of Chestermere's most sought-after neighborhoods. Schedule your private viewing today!

Inclusions:

Property Listed By:

n/a

Real Broker

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











