



THE
A-TEAM

**RE/MAX
FIRST**

39 SANDPIPER Bend, Chestermere T1X 2S6

MLS®#: **A2183631** Area: **Kinniburgh** Listing Date: **12/16/24** List Price: **\$949,900**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **5,365 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,925**
 Low Sqft:
 Ttl Sqft: **2,925**

DOM

5
Layout
 Beds: **5 (5)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Interior Lot,No Neighbours Behind,Pie Shaped Lot**
 Park Feat: **Concrete Driveway,Double Garage Attached,Front Drive,Garage Door Opener,Garage Faces Front,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Natural Gas**
 Sewer:
 Ext Feat: **Lighting**

Construction: **Stone,Stucco**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Stove,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator**
 Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Storage,Tray Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	21`7" x 15`0"
Kitchen	Main	10`5" x 16`11"
Bedroom	Main	10`2" x 10`8"
Bonus Room	Upper	14`2" x 17`3"
Bedroom	Upper	11`0" x 14`4"
Bedroom	Upper	11`10" x 10`8"

Room	Level	Dimensions
Dining Room	Main	11`1" x 12`3"
Spice Kitchen	Main	5`6" x 7`3"
3pc Bathroom	Main	8`2" x 4`11"
Bedroom	Upper	10`11" x 14`4"
4pc Bathroom	Upper	8`5" x 5`0"
4pc Ensuite bath	Upper	5`0" x 10`8"

Laundry
5pc Ensuite bath

Upper
Upper

9'3" x 5'2"
7'7" x 25'8"

Bedroom - Primary

Upper

13'8" x 14'11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2211697

Zoning:
R1

Remarks

Pub Rmks:

BRAND NEW HOME - BACKING ONTO AGRICULTURAL LAND - SIDE ENTRANCE - LUXURY FINISHINGS! This BRAND NEW BUILT HOME is located in the MOST SOUGHT AFTER COMMUNITY OF KINNIBURGH and features OVER 2900+ SQFT of LUXURY LIVING SPACE AND IT BACKS ON TO AGRICULTURAL LAND! NO NEIGHBOURS BEHIND! The MAIN LEVEL immediately greets you with ENGINEERED HARDWOOD FLOORING, BLACK AND GOLD LIGHT FIXTURES AND 10 FT CEILINGS! There is a FORMAL LIVING/DINING ROOM WITH A TRAY CEILING FEATURES PERFECT FOR ENTERTAINING! The MAIN LIVING ROOM BOASTS A GAS FIREPLACE WITH A FEATURE WALL STRETCHING THE ENTIRE HEIGHT OF THE OPEN TO ABOVE CEILING! The MAIN KITCHEN is a CHEF'S DREAM with an OVERSIZED KITCHEN ISLAND, GAS COOKTOP, FLOOR TO CEILING KITCHEN CABINETS AND AN ADDITIONAL SPICE KITCHEN AND SEPARATE PANTRY FOR ALL YOUR COOKING NEEDS! Also on the MAIN LEVEL is an ADDITIONAL ROOM PERFECT FOR A HOME OFFICE OR FOR ELDERLY FAMILY MEMBERS, PLUS A 3PC BATHROOM! Don't forget to take a stroll to the BACKYARD where you will see BEAUTIFUL AGRICULTURAL LAND AS FAR AS YOU CAN SEE! Make your way up to the UPPER LEVEL and you are INSTANTLY GREETED WITH HIGH QUALITY CARPET AND 10 FT CEILINGS! The UPPER LEVEL BONUS ROOM is PERFECT FOR MOVIE NIGHTS OR JUST UNWINDING AFTER A LONG DAY AT WORK! Upstairs you will find 4 MORE BEDROOMS AND A 4 PC BATHROOM! TWO OF THE FOUR BEDS ARE THE MASTER BEDROOMS (ONE OF WHICH IS THE GRAND MASTER BEDROOM FEATURING A 5 PC ENSUITE AND HUGE W.I.C.). This makes for a TOTAL OF 4 BEDS AND 3 BATHS UPSTAIRS! The BASEMENT IS UNTOUCHED AND FEATURES A SEPARATE SIDE ENTRANCE THAT CAN BE USED FOR A BASEMENT SUITE (SUBJECT TO CITY APPROVAL). The HOME itself is FINISHED perfectly with a GREAT SIZED DOUBLE CAR GARAGE ON A PIE SHAPED LOT! School and parks are ALL WITHIN WALKING DISTANCE of this STUNNING HOME! The HOME is also in CLOSE PROXIMITY TO CHESTERMERE LAKE (PERFECT FOR SUMMER BOATING AND WINTER SKATING!) EASY ACCESS TO 16 AVE NE, HWY 791 AND GLENMORE TRAIL VIA TWP RD 240! BRAND NEW HOME - BACKING ONTO AGRICULTURAL LAND - SIDE ENTRANCE - LUXURY FINISHINGS!

Inclusions:
Property Listed By:

N/A
Real Broker

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

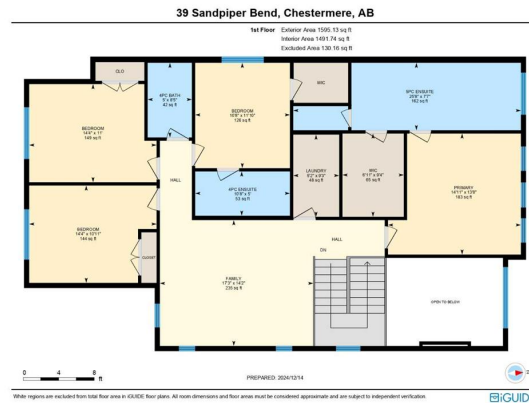
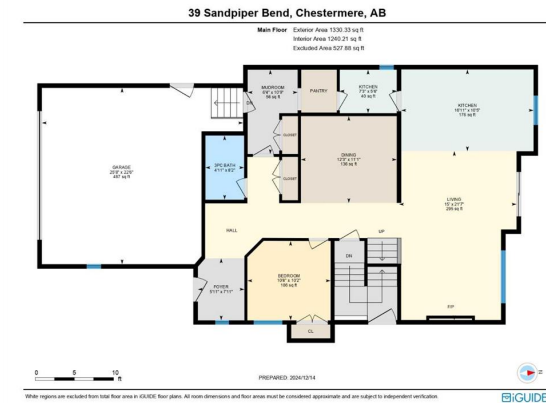
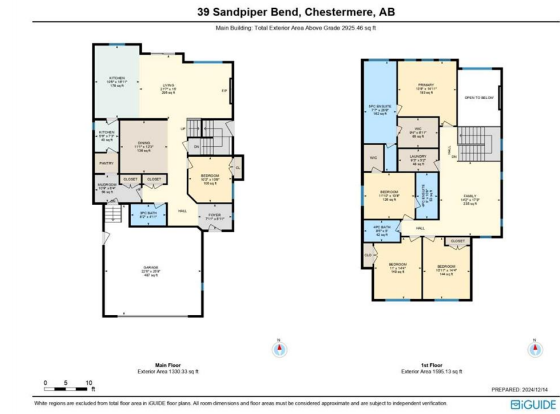












White regions are excluded from total floor area in CADUCE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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