



THE
A-TEAM

**RE/MAX
FIRST**

70 SANDPIPER Bend, Chestermere T1X2S8

MLS®#: **A2184253**

Area: **Kinniburgh**

Listing Date: **12/20/24**

List Price: **\$689,900**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Chestermere

Abv Sqft:

1,814

Year Built:

2024

Low Sqft:

Ttl Sqft:

1,814

Lot Information

Lot Sz Ar:

3,459 sqft

Lot Shape:

DOM

43

Layout

Beds: **3 (3)**

Baths:

3.0 (3 0)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard

Concrete Driveway,Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central,Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator

Int Feat:

Double Vanity,Kitchen Island

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	8`9" x 5`0"
Dining Room	Main	12`10" x 8`5"
Kitchen	Main	12`10" x 12`11"
4pc Bathroom	Upper	8`0" x 4`11"
Bedroom	Upper	11`9" x 11`3"
Bonus Room	Upper	8`4" x 10`8"
Bedroom - Primary	Upper	12`10" x 10`10"

Room	Level	Dimensions
Den	Main	10`9" x 8`3"
Foyer	Main	14`11" x 6`4"
Living Room	Main	11`3" x 13`0"
5pc Ensuite bath	Upper	10`11" x 13`0"
Bedroom	Upper	12`0" x 11`2"
Laundry	Upper	7`5" x 5`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R1

2211697

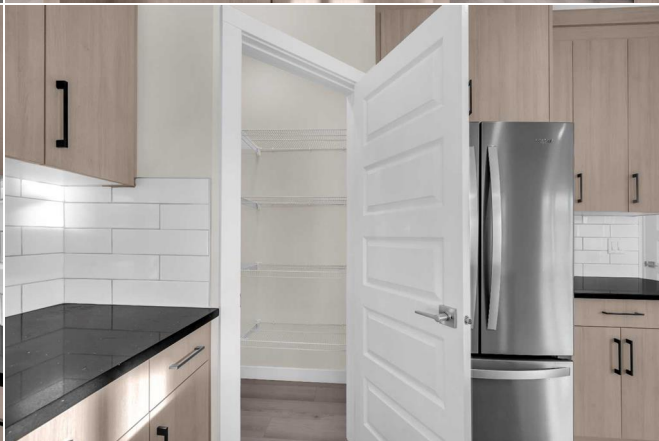
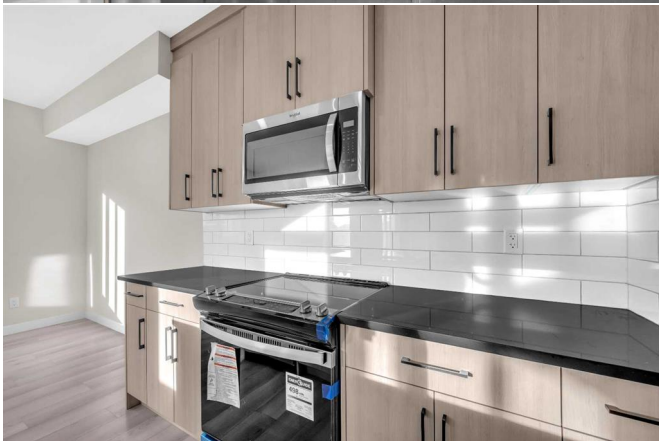
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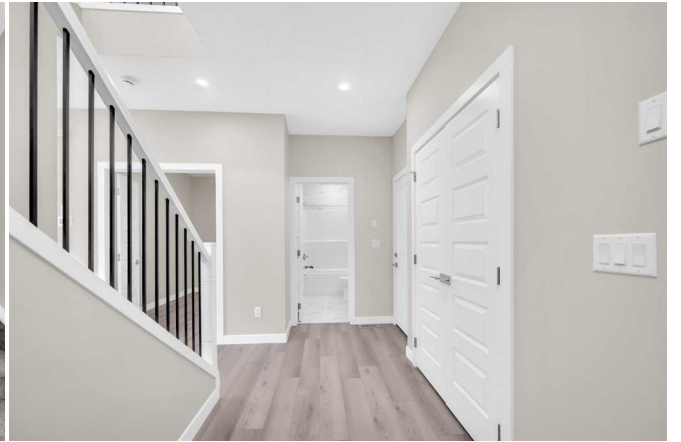
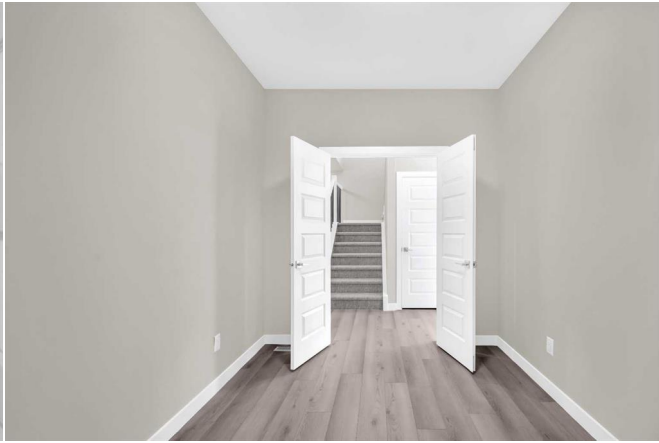
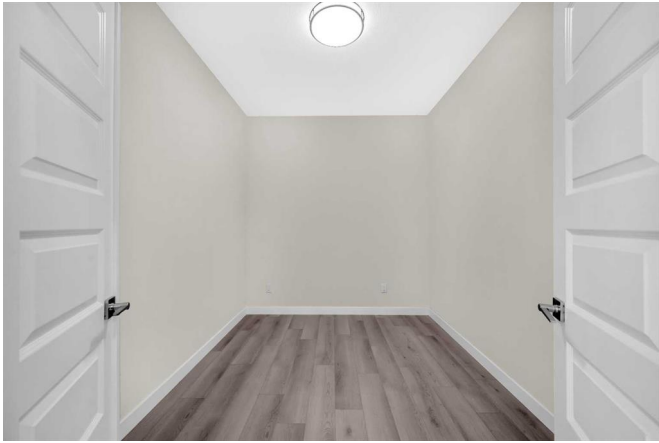
Pub Rmks: **Welcome to this Brand New Upgraded Exceptional 3 Bedroom and 3 Full bathroom move in Home! with 1800 SF of living space in the community of Kinniburgh. Abundant natural light throughout the home from the many over sized windows, Stunning living area , Full Bathroom, Large Flex room and formal dining space and open sight lines to the kitchen. The spectacular gourmet kitchen and living space is built for entertaining, boasting farmhouse style cabinetry , Good size central island, Quartz counter tops, French door fridge and Large pantry . The atrium nook with large sun filled windows supply plenty of sunlight throughout the main floor Stunning custom rail staircase leads you to the second floor where you will find an Large Bonus room and 3 generous sized bedrooms. The impressive over sized master retreat contains a large walk in closet. over sized shower with glass door, custom vanity with dual sinks with quartz countertops and tile floor. Other 2 bedrooms share the main bathroom which features a bathtub, a custom vanity and tile floor. The unfinished basement with separate entrance has 2 large windows that comes with rough in plumbing is well designed for your future ideas. This beautiful house has double garage. The quiet backyard offers great privacy and large exterior deck with aluminum railings connects the main floor. This family-oriented community has access to the best schools, Great location just steps away from school and shopping. Don't miss this move in home!**

Inclusions: **N/A**
Property Listed By: **MaxWell Central**

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













70 Sandpiper Bend, Chestermere, AB

Main Floor
 Exterior Area 584.00 sq ft
 Interior Area 771.84 sq ft
 Excluded Area 439.26 sq ft



0 5 10 ft

PREPARED: 2024/10/20



While regions are excluded from total floor area in GUCIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

70 Sandpiper Bend, Chestermere, AB

Upper
 Exterior Area 393.00 sq ft
 Interior Area 651.30 sq ft



0 3 6 ft

PREPARED: 2024/10/20



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