



THE
A-TEAM

**RE/MAX
FIRST**

19 SANDPIPER Bend, Chestermere T1X 2S6

MLS®#: **A2184339**

Area: **Kinniburgh**

Listing Date: **12/22/24**

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: **5,232 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,614**
Low Sqft:
Ttl Sqft: **2,614**

DOM

19
Layout
Beds: **7 (5 2)**
Baths: **5.0 (5 0)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Interior Lot, Rectangular Lot**
Park Feat: **Triple Garage Attached**

Utilities and Features

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

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

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

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	9`8" x 6`10"
Family Room	Main	15`1" x 17`5"
Dining Room	Main	13`5" x 8`9"
Bonus Room	Upper	15`10" x 13`1"
4pc Bathroom	Upper	4`11" x 10`9"
4pc Bathroom	Upper	9`4" x 4`11"
Bedroom - Primary	Upper	16`8" x 17`11"

Room	Level	Dimensions
Bedroom	Main	8`11" x 10`1"
Kitchen	Main	13`6" x 12`8"
Spice Kitchen	Main	0`0" x 0`0"
Bedroom	Upper	11`0" x 15`5"
Bedroom	Upper	10`1" x 13`7"
Bedroom	Upper	12`4" x 8`10"
5pc Ensuite bath	Upper	11`5" x 8`6"

Bedroom
4pc Bathroom
Kitchen

Basement
Basement
Basement

12`5" x 12`7"
8`8" x 5`6"
12`2" x 10`7"

Bedroom
Game Room

Basement
Basement

8`8" x 12`10"
14`7" x 14`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2211697

Zoning:
R-1

Remarks

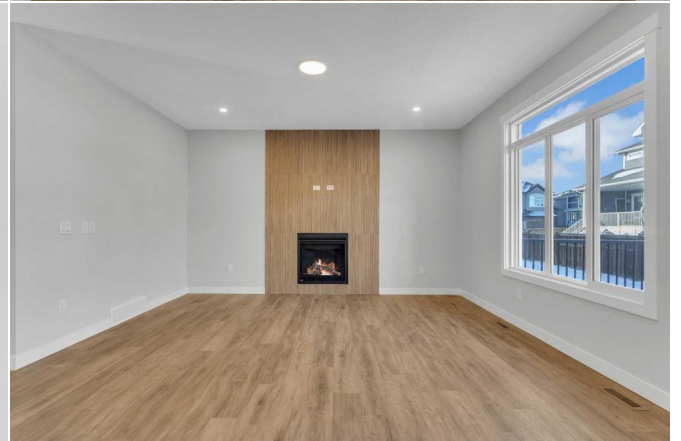
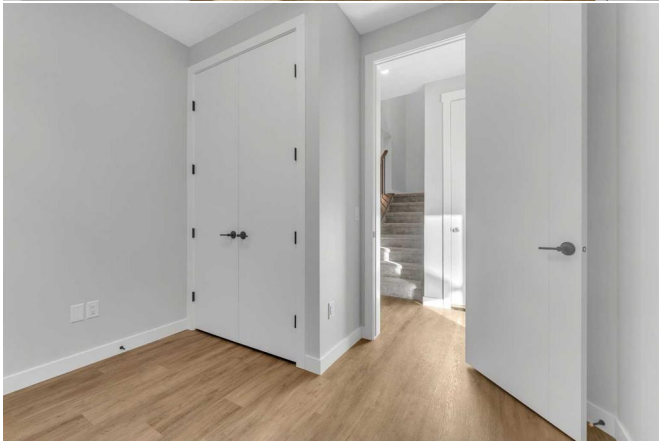
Pub Rmks:

BRAND NEW HOME IN KINNIBURGH - LEGAL SUITE WITH SEPARATE WALK-UP ENTRANCE - 3500 SQ FT LIVING SPACE WITH 7 BEDS & 5 FULL BATHS - TRIPLE GARAGE - SPICE KITCHEN - MAIN FLOOR BEDROOM & FULL BATH - Simple and functional Open Floorplan Concept. Main floor offers a family room with fireplace, dining with access to your deck and BEDROOM & FULL BATH. The kitchen is fully equipped with a kitchen island, Stainless Steel Appliances, SPICE KITCHEN and ample cabinet space. The upper level offers 4 bedrooms and 3 FULL baths (ensuite included). Of the 4 bedrooms, 1 is the master that comes with a 5 PC ENSUITE, W.I.C & FEATURE WALL! You will also find the bonus room and conveniently located laundry on the upper level. 3 OUT OF 4 BEDROOMS ON THE UPPER LEVEL HAVE A W.I.C!!! The basement boasts A LEGAL SUITE with 2 bedrooms, FULL BATH, rec/living area and full kitchen. The LEGAL SUITE makes for an amazing mortgage helper; aiding in your financing to secure this home. With the new plaza in Kinniburgh, you have lots of amenities close to your home! Call your favorite realtor for a showing today!
Electric Range, Range hood, Refrigerator
Real Broker

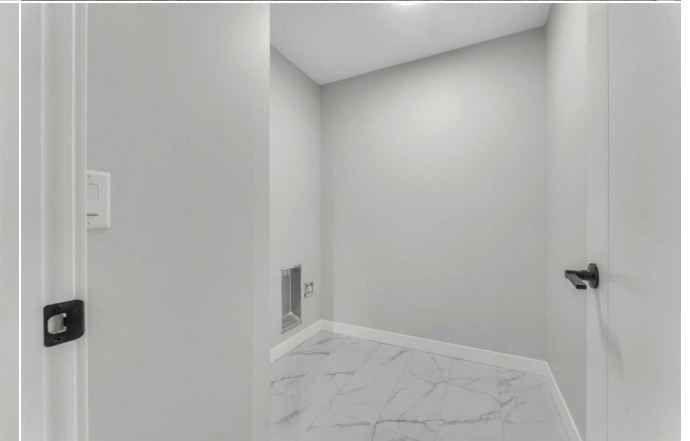
Inclusions:
Property Listed By:

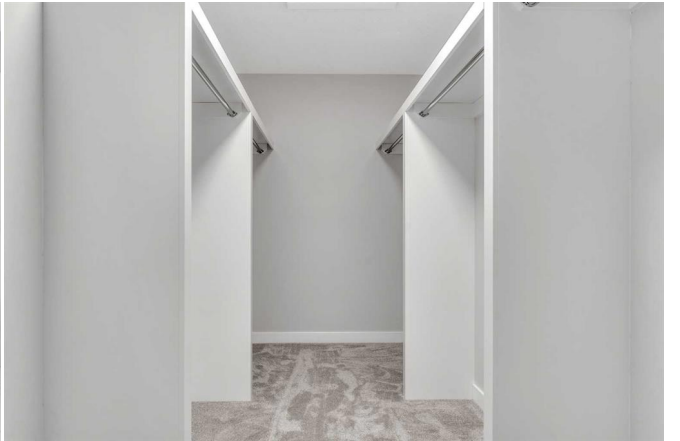
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













19 Sandpiper Bend, Chestermere, AB

Main Building, Total Exterior Area Above Grade 2014.01 sq ft



0 5 10
Scale: 1" = 5'-0"

PREPARED 20041202

NOTE: Dimensions are indicated from face floor areas on ALLUC floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

