



THE
A-TEAM

**RE/MAX
FIRST**

245 SANDPIPER Crescent, Chestermere T1X 0Y4

MLS®#: **A2185551** Area: **Kinniburgh** Listing Date: **01/10/25** List Price: **\$939,900**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **5,149 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Front Yard,Lawn,Landscaped,Rectangular Lot,Views**
 Park Feat: **Triple Garage Attached**

Finished Floor Area

Abv Sqft: **2,471**
 Low Sqft:
 Ttl Sqft: **2,471**

DOM

12
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding**
 Heating: **Central,Fireplace(s),Forced Air** Flooring: **Ceramic Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Pantry**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------|--------|----------------|----------------|--------|----------------|
| Entrance | Main | 10`3" x 5`4" | Den | Main | 8`11" x 9`11" |
| Living Room | Main | 13`6" x 14`10" | Kitchen | Main | 17`0" x 11`7" |
| Dining Room | Main | 11`3" x 11`6" | 2pc Bathroom | Main | 4`11" x 5`3" |
| Mud Room | Main | 6`8" x 5`10" | Pantry | Main | 7`6" x 5`7" |
| Bedroom | Second | 11`2" x 13`5" | Walk-In Closet | Second | 6`1" x 5`5" |
| 5pc Bathroom | Second | 8`11" x 7`11" | Laundry | Second | 8`8" x 6`1" |
| Bedroom | Second | 11`6" x 9`8" | Bonus Room | Second | 15`11" x 13`2" |

Bedroom
5pc Ensuite bath

Second
Second

11`5" x 9`11"
11`5" x 10`3"

Bedroom - Primary
Walk-In Closet

Second
Second

15`2" x 13`2"
11`5" x 5`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1712298

Zoning:
R1

Remarks

Pub Rmks:

Welcome to 245 Sandpiper Cres! Be prepared to be amazed! This four bedroom two storey is the home you have been waiting to come on the market! Picture perfect, the property backs onto a walking pathway, canal and tree farm, there are no homes behind! Beautiful and serene! Deer and other wildlife can frequently be seen flourishing along the canal and amidst the trees, a testament to nature's beauty! This home is impeccable and move in ready! With a spacious and open floor plan, your new home boasts a main floor den, a large living room with a gas fireplace along with large windows to let the natural light stream through! There is a beautiful kitchen with a massive island with quartz countertops! The chef in the house will love the gas cook top, the built in oven, the built in microwave and walk thru pantry! Working from home? There is also a main floor den / flex room! The upper level features four good sized bedrooms, one of the secondary bedrooms has a walk in closet! There is a spacious bonus room, perfect for the family to enjoy movie night along with a convenient laundry room! The main bath on this level has dual sinks, great for a busy family! The primary bedroom offers plenty of room for your furniture and will fit a king bed! There is a large walk in closet and a beautifully upgraded spa like ensuite complete with dual sinks, soaker tub and a separate shower! The basement is ready to be finished to your own requirements! The yard is fully landscaped and fenced and is truly an amazing feature of this home! This property is within walking distance to the lake and Canal along with a short distance to East Lake School and all of the amenities Kinniburgh offers! Call to schedule your appointment, your new home is waiting!

Inclusions:
Property Listed By:

N/A
Stonemere Real Estate Solutions

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













