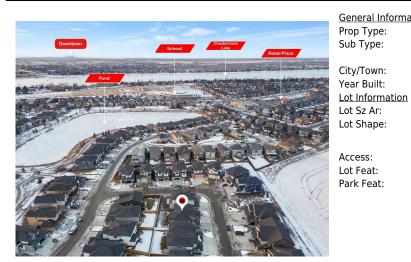


## 66 SANDPIPER BEND , Chestermere T1X 0M1

A2188030 Kinniburgh Listing 01/20/25 List Price: \$688,000 MLS®#: Area:

Status: Active County: Chestermere Change: None Association: Fort McMurray

Date:



**General Information** 

Prop Type: Residential Sub Type:

Semi Detached (Half

Duplex) Finished Floor Area Chestermere Abv Saft:

> 2025 Low Sqft:

3,869 sqft

Access:

Lot Feat: Other

Park Feat: **Double Garage Attached** 

Utilities and Features

Roof: **Asphalt Shingle** 

Heating: Forced Air

Sewer:

Ext Feat: Other Construction:

See Remarks, Vinyl Siding

Ttl Sqft:

DOM

<u>Layout</u>

Beds:

Baths:

Style:

<u>Parking</u>

Ttl Park:

Garage Sz:

1,803

1,803

5 (3 2 )

4

2

3.5 (3 1)

2 Storey, Side by Side

12

Flooring:

Carpet, Tile, Vinyl

Water Source: Fnd/Bsmt:

**Poured Concrete** 

Kitchen Appl: Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator

Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s) Int Feat:

**Utilities:** 

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	24`4" x 11`9"	Dining Room	Main	42`8" x 25`8"
Foyer	Main	35`3" x 21`7"	Kitchen	Main	40`9" x 40`9"
Living Room	Main	38`0" x 40`9"	4pc Bathroom	Second	16`5" x 29`9"
5pc Ensuite bath	Second	35`3" x 41`3"	Bedroom	Second	31`2" x 29`9"
Bedroom	Second	29`0" x 35`10"	Laundry	Second	17`0" x 16`5"

**Bedroom - Primary** Second 42`1" x 41`3" 4pc Bathroom **Basement** 26`3" x 16`2" **Bedroom Basement** 35`10" x 38`10" **Bedroom Basement** 38`7" x 40`2" **Game Room Basement** 45`5" x 64`6" Furnace/Utility Room Basement 29'0" x 28'5" Legal/Tax/Financial

Title: Zoning: Fee Simple R-1

Legal Desc: **2211697** 

Remarks

Pub Rmks: Welcome to this BRAND NEW never occupied 5 BEDROOMS - 3.5

Welcome to this BRAND NEW never occupied 5 BEDROOMS - 3.5 BATHROOMS - FRONT DOUBLE CAR GARAGE DUPLEX house in KINNIBURGH Chestermere. The moment you enter, you will find 9 Ft ceiling throughout and greeted with a LARGE LIVING ROOM & DINING AREA comes with TONS of windows, Extends into CHEF INSPIRED KITCHEN which comes with STAINLESS STEEL APPLIANCES - QUARTZ COUNTERTOP ISLAND - QUALITY Cabinetry with Extended upper Cabinets and Walk - in Pantry. Not to forget The DINING AREA which leads to the backyard and DECK. Upper level you will find an LARGE BONUS ROOM and 1 MASTER BEDROOM with a walk - in closet & Ensuite BATHROOM. Additionally there are 2 more Bedrooms which shares Full Bathroom. The strategically placed side entrance presents an excellent opportunity for FINISHED BASEMENT. The FINSHED BASEMENT comes with a LARGE LIVING ROOM which Extends into KITECHEN & 2 Bedrooms which shares FULL BATHROOM. This house is just a MINTUES AWAY FROM CHESTERMERE LAKE, SHOPPING CENTERS AND MANY SCHOOLS! This house is 25 MINTUES AWAY FROM CALGARY DOWNTOWN AND AIRPORT! Do not Miss this Amazing Opportunity to own this Masterpiece. BOOK YOUR SHOWINGS TODAY!!

Inclusions: NONE

Property Listed By: Coldwell Banker YAD Realty

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







