



THE
A-TEAM

**RE/MAX
FIRST**

66 SANDPIPER BEND , Chestermere T1X 0M1

MLS® #: **A2188030**

Area: **Kinniburgh**

Listing Date: **01/20/25**

List Price: **\$688,000**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Chestermere

Year Built:

2025

Lot Information

Lot Sz Ar:

3,869 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Other

Double Garage Attached

DOM

12

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

4

Garage Sz:

2

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

See Remarks,Vinyl Siding

Flooring:

Carpet,Tile,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

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

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

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
Bedroom
Game Room

Second
Basement
Basement

42`1" x 41`3"
35`10" x 38`10"
45`5" x 64`6"

4pc Bathroom
Bedroom
Furnace/Utility Room

Basement
Basement
Basement

26`3" x 16`2"
38`7" x 40`2"
29`0" x 28`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

2211697

Remarks

Pub Rmks:

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 **FINSIHED 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:
Property Listed By:

NONE
Coldwell Banker YAD Realty

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











