

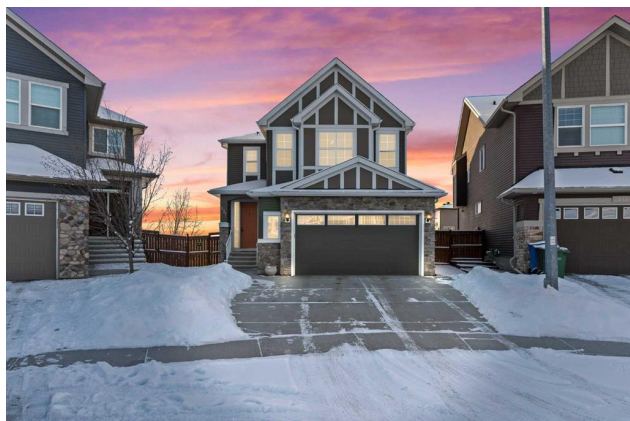


THE
A-TEAM

**RE/MAX
FIRST**

137 SANDPIPER Point, Chestermere T1X 0V5

MLS®#: **A2188315** Area: **Kinniburgh** Listing Date: **02/05/25** List Price: **\$859,000**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2016**
Lot Information
 Lot Sz Ar: **8,285 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,452**
 Low Sqft:
 Ttl Sqft: **2,452**

DOM

17
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,No Neighbours Behind,Irregular Lot,Pie Shaped Lot,Private**
 Park Feat: **Double Garage Attached,Driveway,Front Drive**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`4" x 4`8"
Foyer	Main	5`4" x 4`7"
Living Room	Main	14`10" x 17`0"
Pantry	Main	9`5" x 5`2"
5pc Ensuite bath	Upper	9`7" x 13`1"
Bedroom	Upper	10`9" x 10`6"

Room	Level	Dimensions
Dining Room	Main	10`1" x 10`11"
Kitchen	Main	25`0" x 9`1"
Mud Room	Main	10`2" x 8`0"
4pc Bathroom	Upper	7`6" x 11`10"
Bedroom	Upper	9`11" x 10`4"
Family Room	Upper	19`0" x 15`7"

Bedroom - Primary
4pc Bathroom
Game Room

Upper
Basement
Basement

14`10" x 20`5"
8`8" x 4`10"
23`10" x 19`6"

Walk-In Closet
Bedroom
Furnace/Utility Room

Upper
Basement
Basement

10`10" x 5`0"
11`5" x 11`10"
17`6" x 8`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

1411593

Remarks

Pub Rmks:

137 Sandpiper Point - Stunning Home with Breathtaking Mountain Views on two levels. Welcome to 137 Sandpiper Point, a beautifully designed 2,452 sq. ft. home set on an impressive 8,285 sq. ft. lot, offering stunning mountain views, backing onto the Chestermere canal and has high-end finishes throughout. Built in 2016, this home features a fully finished basement, an oversized double attached garage, along with many upgrades. Step inside to an open-concept main floor featuring high ceilings, a spacious living area with a cozy gas fireplace, and a gourmet kitchen complete with granite countertops, a large island, pantry, and breakfast bar. This home is complete with modern appliances, including a built-in oven, gas cooktop, dishwasher, microwave, range hood, and refrigerator. The interior features a combination of Luxury vinyl plank, tile, and carpet flooring, along with vaulted ceilings and AC. The main level also includes a convenient half bath. Upstairs, you'll find three generously sized bedrooms, two full bathrooms, laundry, and a large family room. The primary ensuite is a true retreat, offering a walk-in closet, a luxurious double vanity, and breathtaking mountain views right from your window. The additional bedrooms provide plenty of space, and the second full bathroom ensures comfort for the entire family. This home features a fully finished basement, featuring a fourth bedroom, full bathroom and rec room for additional living space. Outside, the backyard is perfect for entertaining, with a large deck with a pergola creating inviting outdoor spaces to relax and unwind. The oversized double attached garage provides plenty of room for vehicles, storage, and workspace. With its prime location, breathtaking views, and thoughtfully designed living spaces, this home is a rare find

Inclusions:
Property Listed By:

N/A
Real Estate Professionals Inc.

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

