



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**180 SANDPIPER Landing, Chestermere T1X 1Y8**

MLS®#: **A2188781**      Area: **Kinniburgh**      Listing Date: **01/19/25**      List Price: **\$999,000**  
 Status: **Active**      County: **Chestermere**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Chestermere**  
 Year Built: **2023**  
Lot Information  
 Lot Sz Ar: **5,810 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,820**  
 Low Sqft:  
 Ttl Sqft: **2,820**

DOM

**3**  
Layout  
 Beds: **5 (5 )**  
 Baths: **4.0 (4 0)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond,Cul-De-Sac,Few Trees,Lawn,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Level,Private**  
 Park Feat: **Triple Garage Attached**

Utilities and Features

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

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

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

Room Information

Room	Level	Dimensions
Foyer	Main	5`11" x 11`9"
3pc Bathroom	Main	5`0" x 8`4"
Spice Kitchen	Main	8`0" x 10`0"
Living Room	Main	16`8" x 12`3"
Dining Room	Main	7`0" x 13`6"
Bedroom	Second	14`5" x 10`7"
Bedroom	Second	12`8" x 10`11"

Room	Level	Dimensions
Den	Main	10`4" x 11`0"
Mud Room	Main	7`9" x 10`7"
Kitchen	Main	16`8" x 12`4"
Bedroom	Main	14`7" x 9`2"
Bedroom	Second	15`0" x 12`9"
3pc Bathroom	Second	4`11" x 10`11"
Family Room	Second	12`6" x 15`2"

4pc Ensuite bath  
Bedroom - Primary  
Walk-In Closet

Second  
Second  
Second

8`1" x 4`11"  
15`10" x 12`11"  
10`9" x 6`11"

Laundry  
5pc Ensuite bath

Second  
Second

5`3" x 8`0"  
12`11" x 13`4"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

2012107

Zoning:  
**R1**

Remarks

Pub Rmks: **OVER 2800 SQFT, 5 BEDS, 4 BATHS, 3 CAR GARAGE, SPICE KITCHEN, BACK YARD, BACKS ONTO GREEN SPACE AND PARK - CUL-DE-SAC WITH POND STEPS AWAY - Welcome to your beautiful home with elegant design, built in features and a SPICE KITCHEN. This home begins with a 3 CAR GARAGE that leads to a mud room and also a large foyer opens to an OPEN CONCEPT main floor with BEDROOM. The kitchen is complete with all STAINLESS STEEL AND BUILT IN APPLIANCES, island and a SPICE KITCHEN keeps your home pristine. The dining room has DECK and BACK YARD access. The upper level has 4 BEDS and 2 BATHS. The primary bedroom has a 5PC ensuite with SOAK TUB, DOUBLE VANITY and WIC. Laundry on this level, family room and OPEN TO BELOW spaces complete this level. This home is in a solid location with shops, schools and parks all close by.**

Inclusions: **Range Hood, Dishwasher**  
Property Listed By: **Real Broker**

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











