



THE A-TEAM

RE/MAX FIRST

115 SANDPIPER Park, Chestermere T1X 1Y8

MLS@#: A2191056 Area: Kinniburgh Listing Date: 01/30/25 List Price: \$1,050,000
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: 5,651 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 3,004
Low Sqft:
Ttl Sqft: 3,004

DOM

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

Parking

Ttl Park: 6
Garage Sz: 2

Access:
Lot Feat: Back Yard, Rectangular Lot
Park Feat: Triple Garage Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Garden
Construction: Stone, Stucco, Wood Frame
Flooring: Carpet, Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Built-In Freezer, Built-In Oven, Dryer, Electric Stove, Garage Control(s), Gas Stove, Microwave, Range Hood, Washer, Window Coverings
Int Feat: Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Stone Counters
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 4pc Bathroom, Dining Room, Eat in Kitchen, Spice Kitchen, 3pc Bathroom, Bedroom, and Laundry with their respective levels and dimensions.

Loft  
Walk-In Closet

Upper  
Upper

14`5" x 17`0"  
8`2" x 5`10"

Bedroom - Primary

Upper

13`6" x 15`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2021107**

Zoning:  
**Residential**

Remarks

Pub Rmks: **\*\*OPEN HOUSE SATURDAY and SUNDAY 1:00pm-3:00pm\*\* This Home is 3000 sqft of meticulously designed and maintained of luxury living this home in Chester mere has everything your growing family needs. Living area have a 10 feet ceiling , As you enter this home a spacious foyer with plenty of storage greets you and leads to a quiet family room ideal for entertaining. An impressive FORMAL DINING AREA with feature wall and designer lighting provide space for large families and dinner parties. The large family room with OPEN TO BELOW CONCEPT that flows seamlessly into the modern kitchen which includes a high end stainless steel appliance package, marble tiled backsplash and crisp white cabinets. Just off to the SPICE KITCHEN you will find a handy spice panty with additional storage and food prep areas. The MAIN FLOOR BEDROOM includes it's own walk in closet and shares a 4 pc bath with the rest of the main floor. Upstairs you will find a total of 4 individual bedrooms with 3 of them with a 2 3pc bathrooms and a stunning primary bedroom suite with 5 pc en-suite and large walk in closets. The upstairs bonus room would make an excellent entertainment area or home office. The undeveloped basement with a Separate Entrance is just waiting for your personal touches. This home comes complete with a triple attached garage, a small back yard deck and easy access to all of Chestermere's amenities.**

Inclusions:  
Property Listed By: **N/A**  
**eXp Realty**

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









