



THE A-TEAM

RE/MAX FIRST

123 SANDPIPER Park, Chestermere T1X 1Y8

MLS@#: A2197587 Area: Kinniburgh Listing Date: 02/27/25 List Price: \$929,000
Status: Active County: Chestermere Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Chestermere
Year Built: 2022
Lot Information
Lot Sz Ar: 5,975 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 2,673
Low Sqft:
Ttl Sqft: 2,673

DOM: 0
Layout
Beds: 7 (5 2)
Baths: 5.0 (5 0)
Style: 2 Storey

Access:
Lot Feat: Corner Lot
Park Feat: Triple Garage Attached

Parking
Ttl Park: 6
Garage Sz: 3

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: Other
Construction: Brick, Stucco, Wood Frame
Flooring: Carpet, Laminate, Tile
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Electric Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator
Int Feat: Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Tray Ceiling(s), Walk-In Closet(s)
Utilities:

Room Information

Table with columns: Room, Level, Dimensions, Room, Level, Dimensions. Includes sub-column: Legal/Tax/Financial.

Title: Fee Simple
Legal Desc: 2012107
Zoning: R-1

Remarks

Pub Rmks: Located on A CORNER LOT - 3600+ SQFT with 7 BEDROOMS, 5 FULL BATHS & ATTACHED TRIPLE GARAGE - ILLEGAL SUITE IN THE BASEMENT WITH SEPARATE

ENTRANCE - MAIN FLOOR BEDROOM & FULL BATH - SPICE KITCHEN - 2 MASTERS - Main floor offers a BEDROOM/OFFICE, FULL BATH, living room, family room with fireplace and dining. The kitchen is well equipped with kitchen island, stainless steel appliances and SPICE KITCHEN! Upper level offers 4 bedrooms and 3 FULL baths (ensuite included). Of the 4 bedrooms, 2 ARE MASTERS WITH THEIR OWN ENSUITES. The Grand Master boasts A 5 PC ENSUITE, W.I.C & TRAY CEILINGS. You will also find a bonus room and conveniently located laundry on the upper level. The ILLEGAL SUITE IN THE BASEMENT (MORTGAGE HELPER) features 2 bedrooms, FULL bath, kitchen and rec room. This home is loaded with awesome features and in a solid location (super easy access to Glenmore Trail & 16th Ave NE) - Close proximity to the Kinniburgh Plaza as well! Call your favourite realtor for a viewing today!

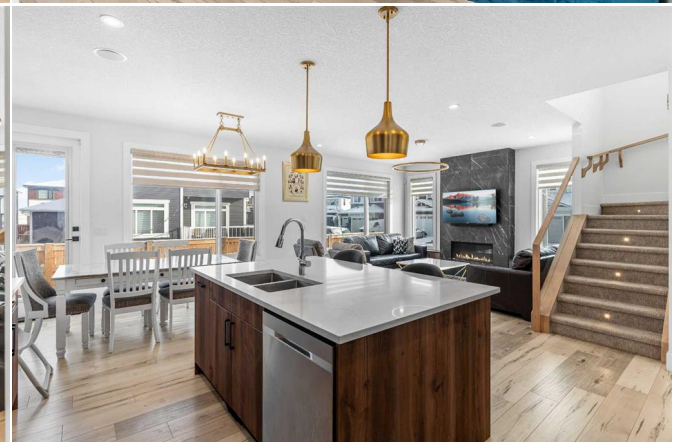
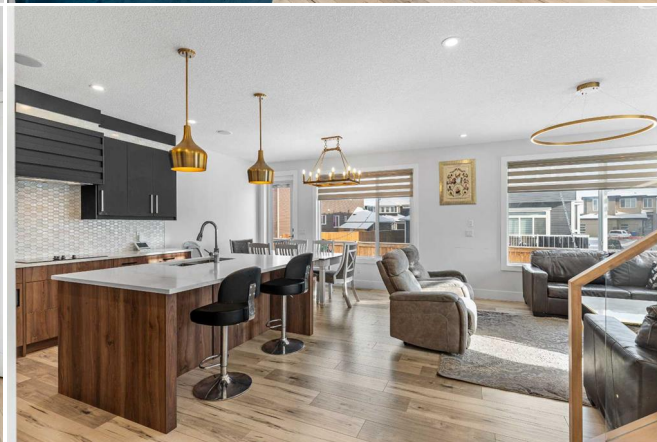
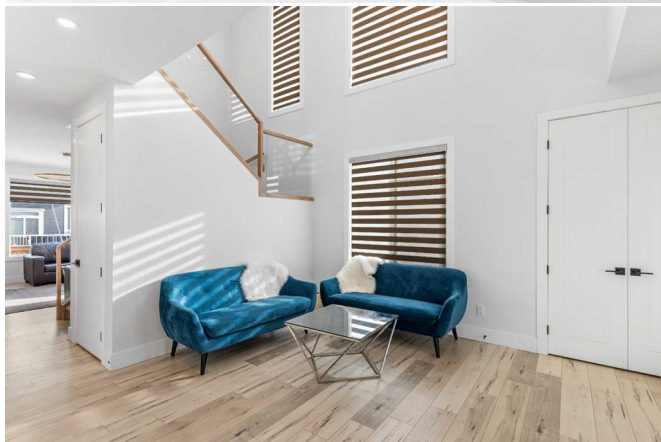
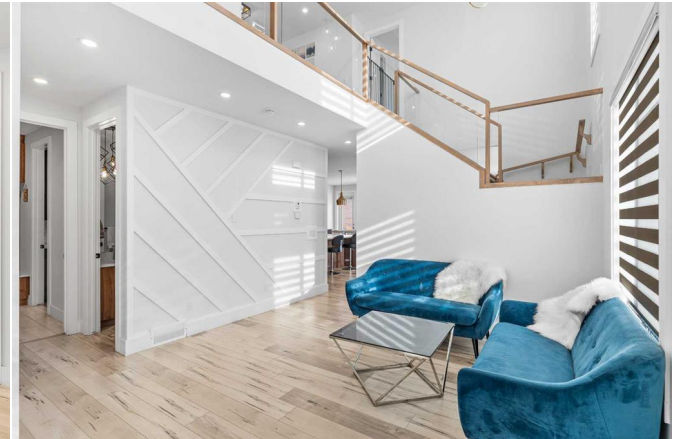
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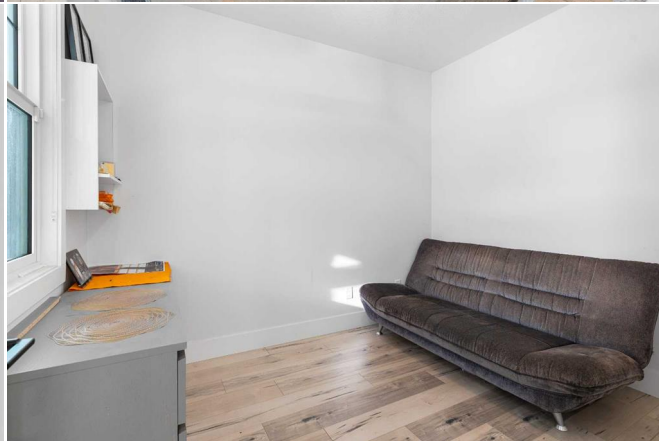
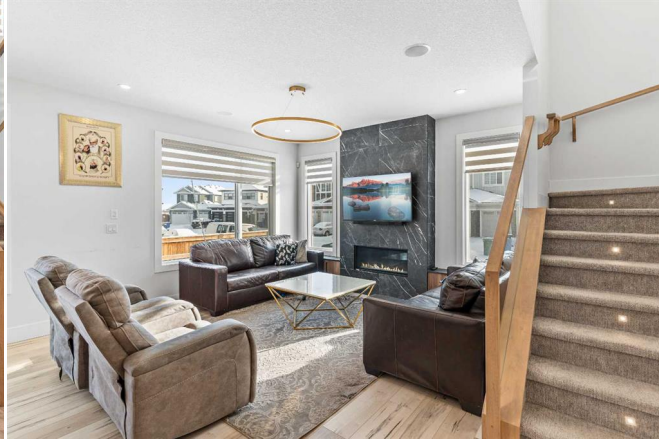
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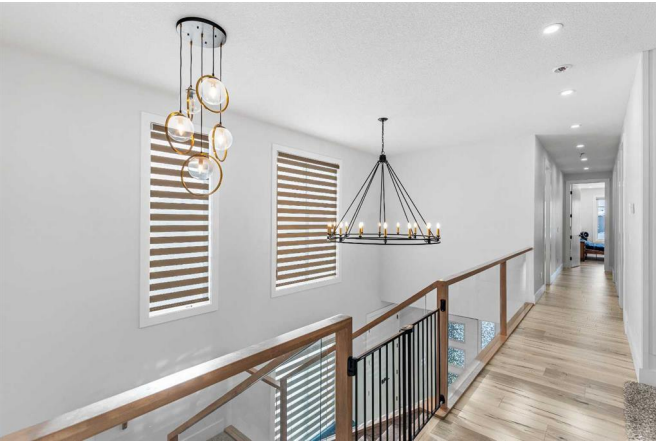
N/A

Real Broker

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







123 Sandpiper Pk, Chestermere, AB

2nd Floor Exterior Area 1529.33 sq ft
 Interior Area 1424.12 sq ft
 Excluded Area 113.91 sq ft



PREPARED: 2025-03/04



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

123 Sandpiper Pk, Chestermere, AB

Basement (Below Grade) Exterior Area 1026.77 sq ft
 Interior Area 983.29 sq ft



PREPARED: 2025-03/04



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