



THE
A-TEAM

**RE/MAX
FIRST**

146 SANDPIPER Park, Chestermere T1X 1Y8

MLS®#: **A2198557** Area: **Kinniburgh** Listing Date: **03/02/25** List Price: **\$995,000**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere** Finished Floor Area
 Year Built: **2022** Abv Sqft: **2,855**
Lot Information Low Sqft:
 Lot Sz Ar: **4,977 sqft** Ttl Sqft: **2,855**
 Lot Shape:

DOM

7
Layout
 Beds: **6 (4 2)**
 Baths: **5.0 (5 0)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **See Remarks**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Stucco,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Laminate,Tile**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Bar,High Ceilings,Kitchen Island,No Smoking Home,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	10`4" x 5`9"	Bedroom	Main	10`4" x 9`11"
Dining Room	Main	11`6" x 5`6"	Family Room	Main	18`7" x 20`6"
Kitchen	Main	14`6" x 15`5"	Living Room	Main	18`7" x 5`11"
4pc Bathroom	Upper	8`0" x 4`11"	4pc Ensuite bath	Upper	5`1" x 8`5"
5pc Ensuite bath	Upper	12`0" x 8`5"	Bedroom	Upper	10`5" x 11`1"
Bedroom - Primary	Upper	12`0" x 15`2"	Bedroom	Upper	11`6" x 13`2"
Bedroom	Basement	9`6" x 11`0"	4pc Bathroom	Basement	5`9" x 8`8"

Bedroom

Basement

9`6" x 11`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-1

2012107

Remarks

Pub Rmks:

Welcome to 146 Sandpiper Park in Chestermere - a stunning home that combines luxury, comfort, and exceptional design. This spacious residence offers over 4,000 square feet of living space including the basement, making it perfect for families and those who love to entertain. The home features a spice kitchen, two master bedrooms, each with its own en-suite bathroom, providing ultimate privacy and convenience. The high ceilings throughout the home create an airy and open atmosphere, while large windows let in an abundance of natural light. The main floor includes a well-appointed bedroom, ideal for guests or as a home office. The fully finished walk-out basement is a true highlight, with a beautiful custom bar that's perfect for hosting friends and family. The basement also offers plenty of additional living space, ensuring room for everyone to enjoy. Step outside and you'll be greeted with a beautiful backyard view, providing the perfect setting for outdoor relaxation or gatherings. The walk-out lot offers easy access to the backyard and allows for seamless indoor-outdoor living. Located in the sought-after community of Kinniburgh, this home is close to schools, parks, shopping, and all the amenities you need, while still offering a serene, peaceful setting. Don't miss the opportunity to make this exceptional property your own!

Inclusions:

N/A

Property Listed By:

MaxWell Central

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









