

# \$929,900 - 27 Sandpiper Bend, Chestermere

MLS® #A2205263

**\$929,900**

6 Bedroom, 5.00 Bathroom, 2,617 sqft

Residential on 0.12 Acres

Kinniburgh, Chestermere, Alberta

OPEN HOUSE SATURDAY, APRIL 19 FROM 2-4 pm & SUNDAY, APRIL 20 FROM 11-1pm\*\*\*\*\*BRAND NEW HOME | OVER 3600 SQFT OF LIVING SPACE | 6

BEDROOMS (2 masters with own ensuites) | 4.5 BATHROOMS | TRIPLE GARAGE | SIDE ENTRANCE | LEGAL BASEMENT SUITE | WALKING DISTANCE TO EAST LAKE SCHOOL (K-6). Welcome to this beautifully designed brand new 2-storey home, offering over 3,600 sq ft of luxurious living space in the heart of Kinniburgh. Thoughtfully crafted for both comfort and functionality, this home features 6 spacious bedrooms, 4.5 bathrooms (including two master ensuites), and a main floor office/den – ideal for multi-generational living.

Step inside to a bright, open-concept floorplan with 9ft ceilings, a large welcoming foyer, and a cozy family room featuring a tile-faced gas fireplace. The dining area offers access to a future deck, perfect for indoor-outdoor living. The chef's dream kitchen boasts a large island with quartz countertops, soft-close drawers, ceiling-height cabinetry, stainless steel appliances, and a spacious walk-in pantry for added convenience.

The main level also includes a private office/den, a stylish half bath, and a large mudroom for everyday ease.

Upstairs, you'll find 4 generously sized bedrooms, a bonus room, and a convenient upstairs laundry. The primary bedroom is a true retreat, complete with a large walk-in



closet and a luxurious 5-piece ensuite. Large windows throughout flood the home with natural light.

The LEGAL WALK-UP BASEMENT SUITE offers 2 additional bedrooms, a full bathroom, full kitchen, spacious living area, and a separate laundry – ideal for extended family or for generating rental income.

Other highlights include a TRIPLE GARAGE & ample storage space. Located in the vibrant, family-friendly community of Chestermere, you’ll enjoy access to parks, pathways, playgrounds, and beautiful Chestermere Lake – perfect for beach days, water sports, and boating in summer, or skating in the winter! Don’t miss your chance to own this incredible property – call your favorite realtor for a private tour today!

Built in 2024

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2205263    |
| Price          | \$929,900   |
| Bedrooms       | 6           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,617       |
| Acres          | 0.12        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                   |
|-------------|-------------------|
| Address     | 27 Sandpiper Bend |
| Subdivision | Kinniburgh        |
| City        | Chestermere       |

|             |             |
|-------------|-------------|
| County      | Chestermere |
| Province    | Alberta     |
| Postal Code | T1X 2S6     |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Oven-Built-In, Refrigerator, Electric Cooktop                                        |
| Heating           | Forced Air, Natural Gas                                                                                                        |
| Cooling           | None                                                                                                                           |
| Fireplace         | Yes                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                              |
| Fireplaces        | Gas, Living Room                                                                                                               |
| Has Basement      | Yes                                                                                                                            |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                                          |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Back Yard, Irregular Lot |
| Roof              | Asphalt Shingle          |
| Construction      | Stucco, Wood Frame       |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 3                |
| Zoning         | R-1              |

### Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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