



**265 Sandpiper Crescent
Chestermere, Alberta**

MLS # A2288222



\$820,000

Division:	Kinniburgh South		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,890 sq.ft.	Age:	2019 (7 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

****2 Bedroom Illegal Suite**** Welcome to this Exceptional 5 Bedroom and 4 Full bathroom move in Home! with over 2700 Sq/Ft of living space in the community of Kinniburgh South. Abundant natural light throughout the home from the many over sized windows, Stunning living area , Large family room and formal dining space and open sight lines to the kitchen. The spectacular gourmet kitchen and living space is built for entertaining, boasting farmhouse style cabinetry , Large size central island, Quartz counter tops, French door fridge and Large pantry . The atrium nook with large sun filled windows supply plenty of sunlight throughout the main floor Stunning custom rail staircase leads you to the second floor where you will find an Large Bonus room and 3 generous sized bedrooms. The impressive over sized master retreat contains a large walk in closet. over sized shower with glass door, custom vanity with dual sinks with quartz countertops and tile floor. Other 2 bedrooms share the main bathroom which features a bathtub, a custom vanity and tile floor. Fully Finished Illegal basement Suite with separate entrance offers an abundance of space, 2 generous size Bedrooms and 4pc bathroom and Brand new Custom Kitchen Cabinets. Lower level has separate laundry. The large quiet backyard offers great privacy. This beautiful house has double oversized garage. The quiet backyard offers great privacy and large exterior deck with aluminum railings connects the main floor. This family-oriented community has access to the best schools, Great location just steps away from school and shopping. Don't miss this move in home!