



**113 Sandpiper Bay
Chestermere, Alberta**

MLS # A2290084



\$799,995

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| Division: | Kinniburgh South | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,638 sq.ft. | Age: | 2022 (4 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Concrete Driveway, Double Garage Attached | | |
| Lot Size: | 0.20 Acre | | |
| Lot Feat: | Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot, See Remarks | | |

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|--------------------|-------------------------|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s)

Inclusions: Range Hood x2

RARE 8,700+ SQ FT LOT | 2,638 SQ FT | 5 BEDROOMS & 3.5 BATHS | SPICE KITCHEN | 2 PRIMARY SUITES | SEPARATE ENTRANCE BASEMENT | 9 FT BASEMENT CEILINGS | HUGE CONCRETE DECK | FULLY FENCED YARD (2024) | OVERSIZED GARAGE | OVERSIZED DRIVEWAY | QUIET CUL-DE-SAC | WALK TO SCHOOL & PARKS.

Welcome to this 2022-built detached home in the sought-after community of Kinniburgh in Chestermere. Offering 2,638 sq ft on a rare almost 8,800 sq ft lot, this home sits on a quiet cul-de-sac and features 5 bedrooms and 3.5 bathrooms, including a main floor bedroom —ideal for guests or multi-generational living. The executive U-shaped kitchen with large island, pantry, and separate spice kitchen flows into the bright open living and dining area with vinyl flooring throughout the main floor. Upstairs offers 4 spacious bedrooms including 2 primary suites with ensuites and walk-in closets. The unfinished basement with 9-ft ceilings and separate entrance offers excellent future development potential. Enjoy the huge landscaped and fully fenced backyard (2024) with a large concrete deck, plus an oversized garage and oversized concrete driveway. Walking distance to the elementary school, parks, and pathways.