



**113 Sandpiper Bay
Chestermere, Alberta**

MLS # A2290084



\$844,900

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		

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.