



**209 Sandpiper Crescent  
Chestermere, Alberta**

**MLS # A2304605**



**\$949,900**

<b>Division:</b>	Kinniburgh South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,949 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Yard, Lands		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

AMAZING LOCATION & LOADED WITH UPGRADES! Rare opportunity to own a truly exceptional home in an unbeatable location, sun filled SW backing onto scenic waterways and walking paths and facing a park out front. Situated on one of the largest lots on the street with a sun-filled backyard, homes like this rarely come available. This impeccably maintained, fully developed home offers an open and functional layout with 4 bedrooms and 3.5 bathrooms. Soaring ceilings, massive windows, and modern wide plank flooring create a bright and inviting space. The large family room is centered around a gas fireplace, adding warmth and a beautiful focal point. The chef-inspired kitchen features stone countertops, a massive island, built-in oven and microwave, 5-burner gas stove, hood fan, wine fridge, and a walkthrough pantry with possible potential for a spice kitchen. A main floor den, mudroom with built-ins, and access to the triple attached garage (drywalled, insulated, and high ceilings) add to the functionality. Upstairs includes 3 bedrooms plus a large bonus room with new carpet throughout. Two bedrooms are set in their own wing with walk-in closets and a well-designed shared bath. The primary suite overlooks the canal and features a large walk-in closet with custom built-ins, convenient laundry access, and a spa-like ensuite with dual vanities, glass shower, and jetted soaker tub. The fully developed basement offers a large rec space, 4th bedroom, full bath, and ample storage—ideal for a media room, gym, or extended family. Enjoy the beautifully landscaped yard with a multi-level enclosed deck, aggregate concrete, and shed. Additional features include 2 A/C units, central vacuum, custom window coverings, and many more upgrades throughout. A one-of-a-kind home in a truly exceptional setting.

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