



GRASSROOTS
REALTY GROUP

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**265 Sandpiper Boulevard
Chestermere, Alberta**

MLS # A2320752



\$889,999

Division:	Kinniburgh South		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,747 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Heated Garage, Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: n/a

? Luxury Living with an Oversized Driveway & South-Facing Backyard ? Welcome to this stunning, meticulously maintained home where luxury, comfort, and functionality come together seamlessly. From the rich hardwood flooring to the designer lighting fixtures, every detail has been thoughtfully selected to create an elegant living experience. The main floor features a sophisticated chef-inspired kitchen complete with dark custom cabinetry, quartz countertops, a stylish subway tile backsplash, stainless steel appliances, and a convenient walk-through pantry connecting directly to the mudroom and garage. The spacious living room is highlighted by a cozy gas fireplace, while the bright dining nook opens onto the deck, perfect for indoor-outdoor entertaining. A versatile flex room provides the ideal space for a home office, formal dining room, or hobby area. Upstairs, you'll find four generously sized bedrooms, a spacious bonus room with impressive vaulted ceilings, a convenient laundry room, and a beautifully appointed 5-piece bathroom with dual sinks. The luxurious primary retreat offers a spa-inspired ensuite and a large walk-in closet, creating the perfect private sanctuary. Additional highlights include: • Oversized driveway • Heated garage • South-facing backyard for all-day sunshine • Designer finishes throughout • Exceptional family-friendly floor plan Ideally located near shopping, restaurants, parks, scenic bike paths, and the community lake. Families will appreciate the proximity to the new K–9 school, while commuters enjoy easy access to major routes, placing Downtown Calgary and Calgary International Airport just 25 minutes away. Experience elevated family living in one of the area's most desirable communities.