



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

209 SANDPIPER Boulevard
Chestermere, Alberta

MLS # A2323507



\$859,900

Division:	Kinniburgh South		
Type:	Residential/House		
Style:	5 Level Split		
Size:	2,312 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Interlocking Driveway, Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

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

Features: Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar

Inclusions: Fire pit - Underground sprinkler

FORMER SHOWHOME!! WOW!! Built by quality builder 'Broadview Homes', welcome to 209 SANDPIPER Boulevard! A beautifully finished 5-level split offering over 3,100 sq. ft. of finished living space, a standout design and an exceptional amount of room to live, gather and unwind!! From the stone-accented exterior and triple attached garage to the warm, modern interior, this home makes an immediate impression. The rare multi-level layout creates natural separation between the main living spaces, private bedrooms and lower entertaining areas, while still feeling open, connected and comfortable for everyday family life. The kitchen is a true centrepiece, featuring full-height cabinetry, an oversized island, herringbone tile backsplash, stainless steel appliances, a farmhouse sink, quartz countertops and generous prep space. A walk-through pantry connects seamlessly to the laundry and mudroom area, complete with its own laundry sink, adds everyday convenience without taking away from the polished feel of the main level. Just off the kitchen, the dining space is anchored by a striking brick feature wall and gas fireplace, creating a warm and memorable setting for meals, hosting and relaxed evenings at home. Multiple living areas give this home a level of flexibility that is hard to find. The dramatic upper living room features soaring ceilings, tall windows, engineered hardwood and beautiful natural light, while the upper bonus room offers another bright and comfortable space that can easily function as a media room, playroom, office, reading room or quiet retreat. The upper level is designed with comfort in mind. The spacious primary suite feels calm and refined, complete with a coffered ceiling, walk-in closet and a beautifully finished 5-piece ensuite with dual vanities, a soaker tub, separate tiled shower and elegant built-in storage. Two additional bedrooms and

a 4-piece bathroom complete the bedroom level. The lower level continues the home's impressive versatility with a stylish bar area, spacious games/rec room, 3-piece bathroom and plenty of room for a pool table, card table, theatre space or casual entertaining. It feels like a true extension of the home, offering another full area to gather, relax and enjoy. Outside, the sunny south-southwest facing backyard offers a great mix of usable lawn, stone patio space, a firepit area and a covered deck off the main living level, perfect for summer evenings and easy indoor-outdoor living. With dual furnaces, dual air conditioning units, a triple attached garage with a gas line roughed in for a future heater, beautiful finishes and a rare 5-level split layout, this is a stunning home offering real presence, comfort and personality.