



GRASSROOTS
REALTY GROUP

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248 SANDPIPER Boulevard
Chestermere, Alberta

MLS # A2329028



\$949,900

Division:	Kinniburgh South		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,128 sq.ft.	Age:	2018 (8 yrs old)
Beds:	7	Baths:	6
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	2-24-28-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Tray Ceiling(s)

Inclusions: N/A

Welcome To This Beautifully Designed 7 Bedroom, 6 Bathroom Home With A Triple Attached Garage Offering 3,128 Sq. Ft. Above Grade Plus A Fully Finished Basement In The Prestigious Lake Community Of Kinniburgh, Chestermere. Built With Quality Finishes And A Functional Layout, This Home Is Perfect For Large Families, Multi-Generational Living, And Those Who Love To Entertain. Step Inside To An Open And Bright Main Floor Featuring 9 Ft Ceilings, Beautiful Hardwood Flooring, And A Spacious Living Room Highlighted By A Floor-To-Ceiling Tiled Gas Fireplace With Custom Built-In Cabinets. The Stunning Chef's Kitchen Is The Heart Of The Home, Showcasing Granite Countertops, A Large Centre Island, Gas Cooktop, Built-In Wall Oven, Built-In Microwave, Premium Stainless Steel Appliances, Full Height Cabinetry, Designer Lighting, And A Walk-In Pantry. The Separate Fully Equipped Spice Kitchen Offers Additional Cabinetry, Granite Countertops, Pantry Storage, And Its Own Cooking Area. A Main Floor Bedroom And Full Bathroom Complete This Level, Offering Added Convenience For Parents, Guests, Or Anyone Looking For Main Floor Living. Upstairs You Will Find A Spacious Family Room, Convenient Upper Floor Laundry, And Four Generously Sized Bedrooms Including Two Primary Suites. The Main Primary Bedroom Features A Walk-In Closet And A Luxurious 5 Piece Ensuite With Double Vanities, A Freestanding Soaker Tub, And A Fully Tiled Glass Shower. The Second Primary Bedroom Also Offers A Walk-In Closet And Its Own Private 5 Piece Ensuite. The Remaining Two Bedrooms Share A Spacious 5 Piece Bathroom, Making This Level Perfect For Growing Families. The Fully Finished Basement With 9 Ft Ceilings Has Been Thoughtfully Designed Into Two Separate Living Areas. One Side Features A Dedicated Home Theatre

Room With A Full Bathroom, Creating The Perfect Space For Family Movie Nights, Game Days, Or Entertaining Friends. The Other Side Offers An Illegal Basement Suite Complete With Two Spacious Bedrooms, A Full Bathroom, A Modern Kitchen, And A Comfortable Living Area. Whether You Need Space For Extended Family, Adult Children, Long Term Guests, Or Simply Want Additional Private Living Space, This Well Designed Basement Offers Exceptional Flexibility To Suit Your Lifestyle. Located Just Minutes From Chestermere Lake, Schools, Parks, Walking Paths, Shopping, And Everyday Amenities, This Beautiful Home Offers An Outstanding Opportunity To Own A Spacious, Well Appointed Property In One Of Chestermere's Most Desirable Communities. With Two Primary Suites, Six Full Bathrooms, A Main Floor Bedroom, Triple Attached Garage, And Beautiful Finishes Throughout, This Home Truly Has Room For Everyone.