



GRASSROOTS
REALTY GROUP

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**105 Sandpiper Point
Chestermere, Alberta**

MLS # A2346125



\$829,900

Division:	Kinniburgh South		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,478 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Double Vanity, French Door, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Step into this spacious, stunning home offering over 3,300 sq. ft. of beautifully finished living space, thoughtfully designed for modern family living. From the moment you arrive, you'll be impressed by the striking curb appeal featuring durable Hardie Board siding, a welcoming composite front porch, and a no maintenance yard with artificial grass, giving you a pristine look all year long. Inside, a bright and inviting foyer leads to a versatile flex room behind elegant French doors—perfect for a home office or quiet retreat. The open concept main floor is ideal for entertaining, showcasing a stylish kitchen with granite countertops, upgraded appliances, and a convenient walk through pantry. The spacious great room, centered around a cozy gas fireplace, flows effortlessly into the dining area. A main floor laundry room adds everyday functionality. Upstairs, you'll find generously sized bedrooms along with a luxurious primary retreat featuring a spa inspired 6-piece ensuite. A massive bonus room with a second fireplace creates the perfect space for movie nights, relaxing, or gathering with family and friends. The fully developed basement extends your living space with a large additional bedroom, a beautifully designed wet bar complete with a beverage fridge and dishwasher, and ample room for entertaining. Step outside to your private backyard oasis, highlighted by a massive composite deck, hot tub, and maintenance-free landscaping perfect for enjoying outdoor living without the upkeep. Ideally located just steps to parks, the lake, and schools, and close to all amenities, this exceptional home offers the perfect balance of luxury, comfort, and convenience.