

# \$929,900 - 27 Sandpiper Bend, Chestermere

MLS® #A2205263

**\$929,900**

6 Bedroom, 5.00 Bathroom, 2,617 sqft

Residential on 0.12 Acres

Kinniburgh, Chestermere, Alberta

OPEN HOUSE SUNDAY, MAY 4 FROM 2-4PM\*\*\*\*\*BRAND NEW HOME | OVER 3600 SQFT OF LIVING SPACE | 6 BEDROOMS (2 masters with own ensuites) | 4.5 BATHROOMS | TRIPLE GARAGE | SIDE ENTRANCE | LEGAL BASEMENT SUITE | WALKING DISTANCE TO EAST LAKE SCHOOL (K-6). Welcome to this beautifully designed brand new 2-storey home, offering over 3,600 sq ft of luxurious living space in the heart of Kinniburgh. Thoughtfully crafted for both comfort and functionality, this home features 6 spacious bedrooms, 4.5 bathrooms (including two master ensuites), and a main floor office/den – ideal for multi-generational living.

Step inside to a bright, open-concept floorplan with 9ft ceilings, a large welcoming foyer, and a cozy family room featuring a tile-faced gas fireplace. The dining area offers access to a future deck, perfect for indoor-outdoor living. The chef's dream kitchen boasts a large island with quartz countertops, soft-close drawers, ceiling-height cabinetry, stainless steel appliances, and a spacious walk-in pantry for added convenience.

The main level also includes a private office/den, a stylish half bath, and a large mudroom for everyday ease.

Upstairs, you'll find 4 generously sized bedrooms, a bonus room, and a convenient upstairs laundry. The primary bedroom is a true retreat, complete with a large walk-in closet and a luxurious 5-piece ensuite. Large



windows throughout flood the home with natural light.

The LEGAL WALK-UP BASEMENT SUITE offers 2 additional bedrooms, a full bathroom, full kitchen, spacious living area, and a separate laundry – ideal for extended family or for generating rental income.

Other highlights include a TRIPLE GARAGE & ample storage space. Located in the vibrant, family-friendly community of Chestermere, you™ll enjoy access to parks, pathways, playgrounds, and beautiful Chestermere Lake – perfect for beach days, water sports, and boating in summer, or skating in the winter! Don™t miss your chance to own this incredible property – call your favorite realtor for a private tour today!

Built in 2024

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2205263    |
| Price          | \$929,900   |
| Bedrooms       | 6           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,617       |
| Acres          | 0.12        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                   |
|-------------|-------------------|
| Address     | 27 Sandpiper Bend |
| Subdivision | Kinniburgh        |
| City        | Chestermere       |
| County      | Chestermere       |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T1X 2S6 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Oven-Built-In, Refrigerator                                        |
| Heating           | Forced Air, Natural Gas                                                                                                        |
| Cooling           | None                                                                                                                           |
| Fireplace         | Yes                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                              |
| Fireplaces        | Gas, Living Room                                                                                                               |
| Has Basement      | Yes                                                                                                                            |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                                          |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Back Yard, Irregular Lot |
| Roof              | Asphalt Shingle          |
| Construction      | Stucco, Wood Frame       |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 15               |
| Zoning         | R-1              |

### Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.