

# \$649,900 - 134 Sandpiper Bend, Chestermere

MLS® #A2227277

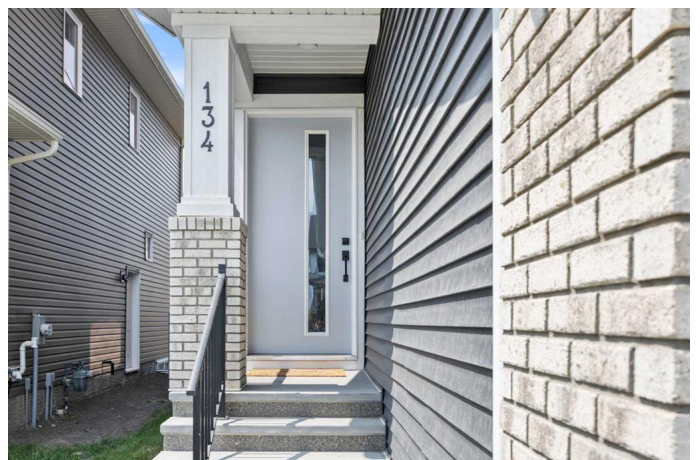
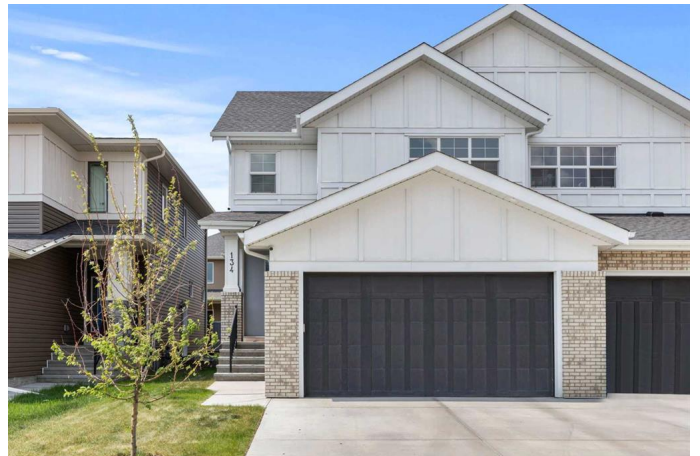
**\$649,900**

3 Bedroom, 3.00 Bathroom, 1,803 sqft

Residential on 0.07 Acres

Kinniburgh, Chestermere, Alberta

Welcome to this beautifully crafted duplex in the sought-after community of Kinniburgh – a home that combines thoughtful design with modern sophistication and functionality. With an upgraded party wall that enhances soundproofing and privacy, this home offers the feel of a detached property with the convenience of a duplex layout. From the moment you arrive, you'll notice quality finishes and carefully chosen upgrades, including oversized doors (8'™) on the main floor, elegant spindle railings, and 9'™ ceilings that elevate the entire living space. Step inside to discover a spacious, sunlit main floor with an open-concept layout that connects the kitchen, dining, and living areas in perfect harmony. Large windows bring in natural light, creating a warm and welcoming environment. The kitchen is a dream for any home chef, featuring full-height soft-close cabinetry, quartz countertops, stainless steel appliances, and a central island perfect for meal prep or casual gatherings. The attention to detail continues with sleek finishes and practical touches throughout. Whether you're hosting a dinner party or enjoying a quiet night in, this space adapts effortlessly to your lifestyle. Upstairs, you'll find three generously sized bedrooms, including a serene primary suite complete with a double vanity ensuite and walk-in closet. Two additional bedrooms – one with its own walk-in – offer great flexibility for family, guests, or a home office setup. The separate



side entrance and basement rough-ins for plumbing and electrical open up exciting opportunities for a future suite (pending approval by the municipality) or expanded living space, while energy-efficient features like a tankless hot water system, high-efficiency furnace, HRV, and central air conditioning ensure year-round comfort and peace of mind. Outside, the oversized garage provides ample parking and storage, and the spacious backyard offers room for kids to play or weekend BBQs. Located in a vibrant and family-friendly neighbourhood, this home is just minutes from parks, schools, walking paths, and all the everyday amenities that make life easy. This isn't just a home—it's a smart investment in style, comfort, and future potential. Welcome to your next chapter in Kinniburgh.

Built in 2023

Essential Information

MLS® #	A2227277
Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,803
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	134 Sandpiper Bend
Subdivision	Kinniburgh

City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 0P8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Oversized, Garage Faces Front
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Separate Entrance, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Tile
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 3rd, 2025
Days on Market	4
Zoning	R1

### Listing Details

Listing Office	RE/MAX First
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