

# \$659,900 - 114 Sandpiper Bend, Chestermere

MLS® #A2225012

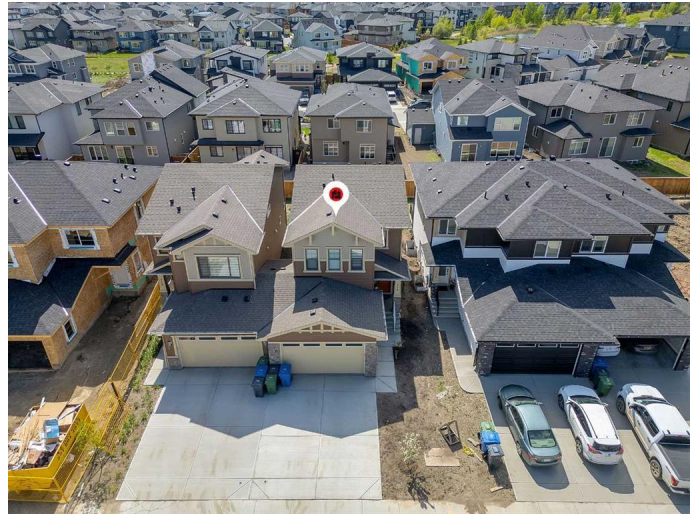
**\$659,900**

4 Bedroom, 3.00 Bathroom, 1,718 sqft

Residential on 0.07 Acres

Kinniburgh, Chestermere, Alberta

ONLY GARAGE ATTACHED HALF-DUPLEX! SEPARATE SIDE ENTRANCE! Welcome to this HALF-DUPLEX in the sought-after community of KINNIBURGH SOUTH! This FRONT CAR GARAGE HALF-DUPLEX comes ready with a SEPARATE SIDE ENTRANCE PLUS MANY MANY LUXURIOUS UPGRADES! The MAIN FLOOR greets you with MODERN COLOURS AND FINISHINGS such as LUXURY VINYL PLANK (LVP), HIGH CEILINGS, BLACK HANDLES, AND POT LIGHTS! UPRAGED STAIR RAILING. The MAIN FLOOR features a good size den that can be used as room or home office- This is PERFECT for SENIOR FAMILY MEMBERS or GUESTS. The EXTENDED KITCHEN is a CHEF'S DREAM with Upgraded HOOD FAN, FLOOR TO CEILING CABINETS, A GOOD SIZE KITCHEN ISLAND AND STAINLESS STEEL APPLIANCES. The KITCHEN OVERLOOKS your HUGE LIVING ROOM with a Built in ELECTRIC FIREPLACE! The UPPER FLOOR gets even better! There are 3 BEDROOMS AND A 4PC BATHROOM (ONE OF THE BEDROOMS IS THE MASTER BEDROOM WITH W.I.C. AND ITS OWN 5PC ENSUITE! the CLOSETS have MDF BUILT-IN SHELVING ) The LAUNDRY ROOM is also CONVENIENTLY LOCATED ON THE UPPER FLOOR WITH MORE STORAGE! The BASEMENT is undeveloped ,have Side entrance and 2 windows. This HOME IS WALKING DISTANCE TO CHESTERMERE LAKE! has easy access to EAST LAKE



SCHOOL, CHESTERMERE HIGH SCHOOL, MULTIPLE SHOPPING PLAZAS, A CAR WASH, LAKESIDE GOLF CLUB. Hurry and book a showing for this gorgeous home today!"

Built in 2024

Essential Information

MLS® #	A2225012
Price	\$659,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,718
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	114 Sandpiper Bend
Subdivision	Kinniburgh
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X2S8

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, See
-------------------	---

	Remarks, Separate Entrance
Appliances	Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Other
Roof	Asphalt Shingle
Construction	Mixed, Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 27th, 2025
Days on Market	5
Zoning	R1

## Listing Details

Listing Office	Royal LePage METRO
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.