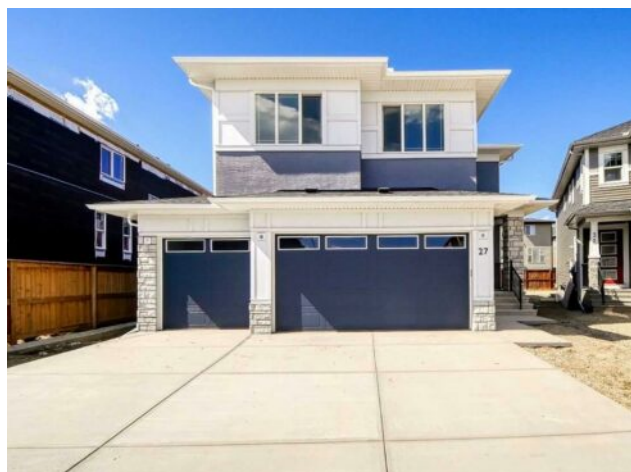


27 Sandpiper Bend Chestermere, Alberta

MLS # A2205263


\$899,999

Division:	Kinniburgh South		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,617 sq.ft.	Age:	2024 (1 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: In the Basement suite: Electric stove, refrigerator, hood fan

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!