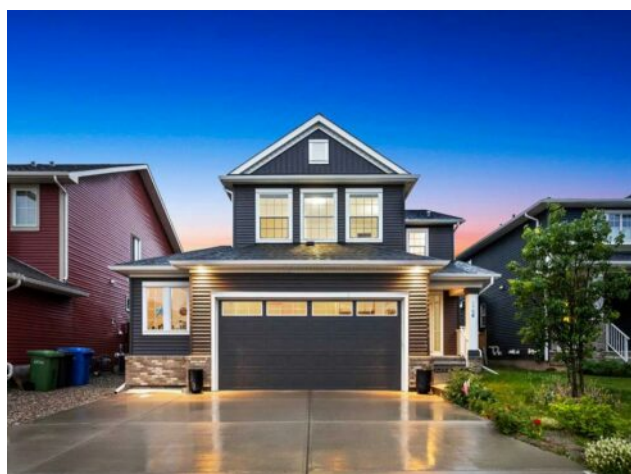


225 Sandpiper Boulevard
Chestermere, Alberta

MLS # A2205792



\$784,900

Division:	Kinniburgh		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,409 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulate		
Lot Size:	0.12 Acre		
Lot Feat:	Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: N/A

Welcome to this stunning home built by Broadview Homes, offering exquisite finishes throughout. This home sits on a 46-foot-wide lot and features centralized air-conditioning along with an oversized double-attached garage (25 feet x 22 feet). As you step inside, you are welcomed by a spacious foyer that leads to a large den/office area, a powder room, and a coat closet/mudroom with direct access to the attached garage. The main floor boasts 9-foot ceilings and a beautifully designed kitchen equipped with a gas stove, ceiling-height cabinets, quartz countertops, a chimney hood fan, and a corner pantry. The adjacent dining area opens up to a sunny southwest-facing backyard. The spacious living room is perfect for gatherings, and the high-quality hardwood flooring adds elegance to the space. Upstairs, you will find a vaulted bonus room, three generously sized bedrooms, and a Jack & Jill-style five-piece ensuite in the primary bedroom. One of the additional bedrooms includes a large walk-in closet. A four-piece common bathroom and a convenient upper-floor laundry room complete this level. This gorgeous property also comes with a centralized vacuum system. The unfinished basement offers a blank canvas, ready for your personal touch. This home is within walking distance to Chestermere Lake, scenic walking and bike pathways, and is close to a variety of shops, services, and amenities, including an 18-hole golf course. The location provides easy access to downtown Calgary and the Calgary Airport, both just a 25-minute drive away. Contact your real estate agent today to book a private viewing.