

# \$849,900 - 105 Sandpiper Point, Chestermere

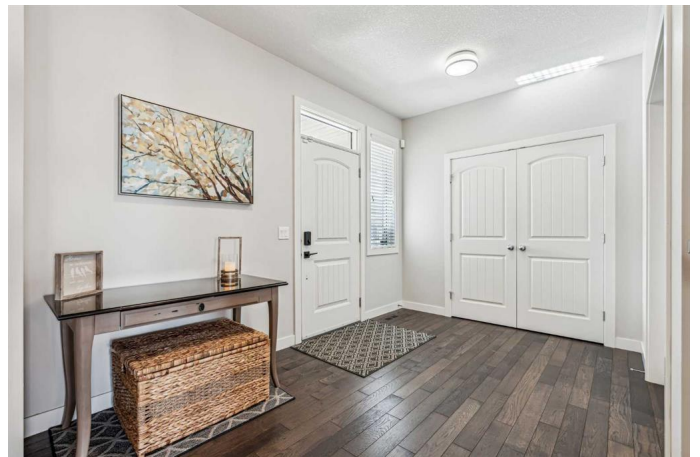
MLS® #A2201370

**\$849,900**

5 Bedroom, 4.00 Bathroom, 2,314 sqft  
Residential on 0.13 Acres

Kinniburgh, Chestermere, Alberta

Welcome to your stunning new home boasting over 3300 square feet of meticulously maintained and thoughtfully developed living space. From the moment you arrive, you'll notice the upgraded features like the "Hardie Board" siding, composite front porch and beautifully manicured NO maintenance landscaping! The oversized garage is insulated and drywalled, providing both practicality and comfort all year round. As you step inside, you are greeted by a large foyer and french doors leading to a flex room currently being used as an office space. The open concept main floor features a gorgeous kitchen complete with granite countertops, upgraded appliances and a walk through pantry perfect for both everyday living and entertaining. An expansive great room with a gas fireplace, spacious dining room and main floor laundry room complete the main level. Upstairs you'll find 3 generously sized bedrooms + the primary suite with a 5 piece ensuite. The massive bonus room features a second fireplace and is perfect for family gatherings or a cozy movie night. The professionally developed basement offers even more living space, featuring a huge fifth bedroom, a beautiful wet bar with a beverage fridge and dishwasher, and ample room for hosting family and friends. If that's not enough, the private backyard features a huge composite deck, luxurious hot tub and NO maintenance landscaping! Located just steps from a park/playground and a short distance to



schools and all other amenities, don't miss your opportunity to make this gorgeous home yours!

Built in 2014

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2201370    |
| Price          | \$849,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,314       |
| Acres          | 0.13        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 105 Sandpiper Point |
| Subdivision | Kinniburgh          |
| City        | Chestermere         |
| County      | Chestermere         |
| Province    | Alberta             |
| Postal Code | T1X 0V5             |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 5   |
| Parking        | Additional Parking, Double Garage Attached, Garage Door Opener, Oversized, Aggregate, Insulated |
| # of Garages   | 2   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, |
|-------------------|--|

|                 |  |
|-----------------|--|
|                 | Sump Pump(s)   |
| Appliances      | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Range Hood, Refrigerator, Washer, Window Coverings, Convection Oven, Double Oven, Water Softener |
| Heating         | Fireplace(s), Forced Air, Natural Gas, High Efficiency   |
| Cooling         | Central Air  |
| Fireplace       | Yes  |
| # of Fireplaces | 2  |
| Fireplaces      | Blower Fan, Gas, Great Room, Living Room, Mantle, Brick Facing   |
| Has Basement    | Yes  |
| Basement        | Finished, Full   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line, Private Yard  |
| Lot Description   | Cul-De-Sac, Few Trees, Low Maintenance Landscape, Street Lighting, City Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Cement Fiber Board  |
| Foundation        | Poured Concrete   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 1                |
| Zoning         | R-1              |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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