

201 Sandpiper Boulevard
Chestermere, Alberta

MLS # A2238849

\$819,900

Division:	Kinniburgh South		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,969 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Lawn, Level, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Kitchen Island, Pantry, Sauna, Stone Counters, Storage, Vinyl Windows, Wet Bar, Wired for Sound		
Inclusions:	n/a		

Welcome home to this beautifully upgraded and meticulously maintained former show home, offering impressive finishes and thoughtful design throughout. Step inside to a spacious foyer that opens into a bright and airy main floor with open-concept living. The chef-inspired kitchen boasts stainless steel appliances, including a five-burner gas cooktop, built-in oven and microwave, a massive walkthrough pantry, and a large island with bar seating—perfect for casual meals or entertaining. Adjacent to the kitchen, the generous dining area easily accommodates a large table, ideal for family dinners and gatherings. The living room is filled with natural light from five large windows and anchored by a stunning gas fireplace with stone surround. A private office and a mudroom add function and flexibility to the main level. Upstairs, the primary suite is a luxurious retreat, complete with a spacious walk-in closet and a spa-like 5-piece ensuite featuring heated tile floors. A large bonus room with a built-in wet bar, a convenient laundry room, three additional well-sized bedrooms, and another full 5-piece bathroom complete the upper floor. Enjoy the built-in Sonos speaker system on both main and upper levels for seamless audio throughout the home. The lower level is partially finished with completed electrical and framing, offering a head start on a future bedroom, bathroom, large rec area, and a fully finished dry sauna—ready for your final touches. Outside, the fully landscaped and fenced backyard includes an irrigation system, a patio for relaxing or entertaining, and a playset. The oversized double heated garage offers ample space and is roughed-in for in-floor heating, with a gas heater already installed. Located within walking distance to East Lake School and just 25 minutes from downtown Calgary, this is a perfect home for families seeking comfort, space, and

convenience.