



**GRASSROOTS**  
REALTY GROUP

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**201 Sandpiper Boulevard**  
**Chestermere, Alberta**

**MLS # A2238849**



**\$819,900**

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

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