

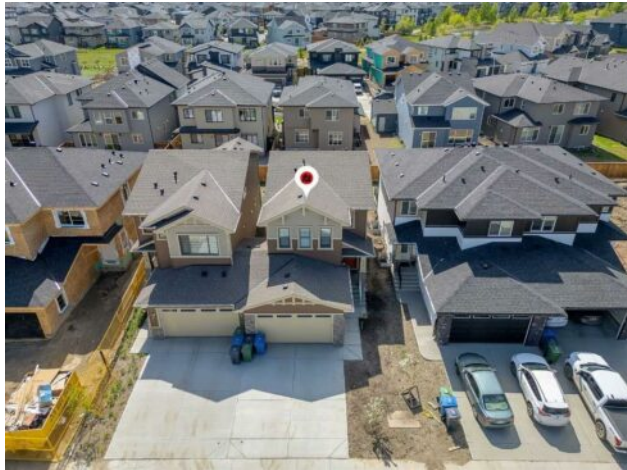


GRASSROOTS
REALTY GROUP

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**114 Sandpiper Bend
Chestermere, Alberta**

MLS # A2254888



\$632,500

Division:	Kinniburgh South		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,718 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance		

Inclusions:	N/A
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RARE FIND — ONLY THE GARAGE IS ATTACHED! ENJOY THE PRIVACY OF A DETACHED HOME WITH THE VALUE OF A HALF-DUPLEX! Welcome to this beautifully upgraded half-duplex in the sought-after community of Kinniburgh South! This front-attached garage home features a separate side entrance and is loaded with luxurious upgrades throughout. Step inside to discover a stunning open-concept main floor with modern colours and high-end finishings including luxury vinyl plank flooring (LVP), high ceilings, sleek black hardware, pot lights, and an upgraded stair railing. You’ll love the main floor den — perfect as a home office or even a bedroom for guests or senior family members. The heart of the home is the extended chef’s kitchen complete with a stylish hood fan, floor-to-ceiling cabinetry, a large kitchen island, and stainless steel appliances — all overlooking a spacious living room featuring a built-in electric fireplace. Upstairs offers even more space with 3 generously sized bedrooms, including a master retreat with a walk-in closet and a luxurious 5-piece ensuite. All closets feature custom MDF built-in shelving. A convenient upper-floor laundry room with extra storage completes the level. The undeveloped basement includes a side entrance and two windows, offering excellent potential for future development or a legal suite (subject to city approval). This home also offers easy access to East Lake School, Chestermere High School, multiple shopping plazas, a car wash, and Lakeside Golf Club. Don’t miss your chance to own this stunning home — book your showing today!