



**GRASSROOTS**  
REALTY GROUP

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**146 Sandpiper Park**  
**Chestermere, Alberta**

**MLS # A2261188**



**\$935,000**

<b>Division:</b>	Kinniburgh South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,856 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	5
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full, Walk-Out To Grade
<b>Exterior:</b>	Stone, Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Bar, High Ceilings, Kitchen Island, No Smoking Home, Walk-In Closet(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-1
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome to your dream home in the desirable Kinniburgh community of Chestermere! This exquisite property at 146 Sandpiper Park offers the perfect blend of elegance, comfort, and functionality—ideal for modern families and those who love to entertain. Spanning over 4,000 square feet of thoughtfully designed living space, including a fully finished walk-out basement, this home provides ample room for every lifestyle. Inside, you’ll find two luxurious master suites, each complete with its own private en-suite bathroom, ensuring privacy and comfort for everyone. The main level impresses with soaring ceilings and expansive windows that flood the home with natural light. A spice kitchen adds extra convenience for those who love to cook, while the main-floor bedroom serves perfectly as a guest room or private home office. Downstairs, the walk-out basement is an entertainer’s dream. A beautifully designed custom bar creates a stylish space for hosting gatherings, while the open layout provides plenty of extra room for relaxing or accommodating extended family. Step outside to enjoy the scenic backyard views, perfect for unwinding or outdoor entertaining. The walk-out lot enhances the indoor-outdoor flow, offering direct access to the backyard from the basement level. Located just moments from schools, parks, shopping, and essential amenities, this home offers the convenience of city living within a peaceful, family-friendly neighborhood. Don’t miss your chance to own this exceptional property—schedule your private showing today!