



**265 Sandpiper Crescent  
Chestermere, Alberta**

**MLS # A2288222**



**\$820,000**

<b>Division:</b>	Kinniburgh South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,890 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** N/A

**\*\*2 Bedroom Illegal Suite\*\*** Welcome to this Exceptional 5 Bedroom and 4 Full bathroom move in Home! with over 2700 Sq/Ft of living space in the community of Kinniburgh South. Abundant natural light throughout the home from the many over sized windows, Stunning living area , Large family room and formal dining space and open sight lines to the kitchen. The spectacular gourmet kitchen and living space is built for entertaining, boasting farmhouse style cabinetry , Large size central island, Quartz counter tops, French door fridge and Large pantry . The atrium nook with large sun filled windows supply plenty of sunlight throughout the main floor Stunning custom rail staircase leads you to the second floor where you will find an Large Bonus room and 3 generous sized bedrooms. The impressive over sized master retreat contains a large walk in closet. over sized shower with glass door, custom vanity with dual sinks with quartz countertops and tile floor. Other 2 bedrooms share the main bathroom which features a bathtub, a custom vanity and tile floor. Fully Finished Illegal basement Suite with separate entrance offers an abundance of space, 2 generous size Bedrooms and 4pc bathroom and Brand new Custom Kitchen Cabinets. Lower level has separate laundry. The large quiet backyard offers great privacy. This beautiful house has double oversized garage. The quiet backyard offers great privacy and large exterior deck with aluminum railings connects the main floor. This family-oriented community has access to the best schools, Great location just steps away from school and shopping. Don't miss this move in home!