



**122 Sandpiper Bend  
Chestermere, Alberta**

**MLS # A2292925**



**\$629,900**

<b>Division:</b>	Kinniburgh South		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,809 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<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>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

\*\*\*First time home buyer/investor alert!\*\*\* Can be purchase with 126 Sandpiper Bend If Desired | BRAND NEW | Welcome to this Brand New Upgraded Exceptional 3 Bedroom and 3 Full bathroom move in Home! Abundant natural light throughout the home from the many over sized windows, Stunning living area , Full Bathroom, Large Flex 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 , Good 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. The large quiet backyard offers great privacy. This beautiful house has double 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!