



**163 Sandpiper Bend
Chestermere, Alberta**

MLS # A2295514



\$625,900

Division:	Kinniburgh South		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,748 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, No Back Lane, No Neighbours Behind		

Heating:	Fireplace(s), 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: Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Walk-In Closet(s)

Inclusions: Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Blinds

RARE FIND — ONLY THE GARAGE IS ATTACHED! ENJOY THE PRIVACY OF A DETACHED HOME WITH THE VALUE OF A HALF-DUPLEX! Welcome to this stunning, fully upgraded home in the highly sought-after community of Kinniburgh South! This front-attached garage property offers a separate side entrance and backs onto no homes — just beautiful greenery and open views, giving you privacy that's hard to find. Step inside to an impressive open-concept main floor featuring modern tones and high-end finishes throughout, including luxury vinyl plank flooring (LVP), soaring ceilings, sleek black hardware, pot lights, and an upgraded stair railing. The extended chef's kitchen is the true centerpiece, showcasing floor-to-ceiling cabinetry, a stylish hood fan, stainless steel appliances, and a large island — all overlooking a bright living room with a built-in electric fireplace. Upstairs, enjoy the added space of a bonus room/loft, perfect for a second living area, office, or family lounge. You'll also find 3 spacious bedrooms, including a luxurious primary retreat with a walk-in closet and a spa-inspired 5-piece ensuite. Custom MDF built-in shelving is featured in all closets, and the upper-level laundry room offers added convenience with extra storage. The undeveloped basement includes a separate side entrance and two windows, providing excellent potential for future development or a legal suite (subject to city approval). Additional highlights include central air conditioning (A/C) for year-round comfort and an unbeatable location close to East Lake School, Chestermere High School, shopping plazas, a car wash, and Lakeside Golf Club. This is the one that truly checks all the boxes — privacy, upgrades, and location. Book your private showing today!