



**209 Sandpiper Crescent
Chestermere, Alberta**

MLS # A2304605



\$949,900

Division:	Kinniburgh South		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,949 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Yard, Lands		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

AMAZING LOCATION & LOADED WITH UPGRADES! Rare opportunity to own a truly exceptional home in an unbeatable location, sun filled SW backing onto scenic waterways and walking paths and facing a park out front. Situated on one of the largest lots on the street with a sun-filled backyard, homes like this rarely come available. This impeccably maintained, fully developed home offers an open and functional layout with 4 bedrooms and 3.5 bathrooms. Soaring ceilings, massive windows, and modern wide plank flooring create a bright and inviting space. The large family room is centered around a gas fireplace, adding warmth and a beautiful focal point. The chef-inspired kitchen features stone countertops, a massive island, built-in oven and microwave, 5-burner gas stove, hood fan, wine fridge, and a walkthrough pantry with possible potential for a spice kitchen. A main floor den, mudroom with built-ins, and access to the triple attached garage (drywalled, insulated, and high ceilings) add to the functionality. Upstairs includes 3 bedrooms plus a large bonus room with new carpet throughout. Two bedrooms are set in their own wing with walk-in closets and a well-designed shared bath. The primary suite overlooks the canal and features a large walk-in closet with custom built-ins, convenient laundry access, and a spa-like ensuite with dual vanities, glass shower, and jetted soaker tub. The fully developed basement offers a large rec space, 4th bedroom, full bath, and ample storage—ideal for a media room, gym, or extended family. Enjoy the beautifully landscaped yard with a multi-level enclosed deck, aggregate concrete, and shed. Additional features include 2 A/C units, central vacuum, custom window coverings, and many more upgrades throughout. A one-of-a-kind home in a truly exceptional setting.