

# \$632,500 - 114 Sandpiper Bend, Chestermere

MLS® #A2254888

**\$632,500**

4 Bedroom, 3.00 Bathroom, 1,718 sqft

Residential on 0.07 Acres

Kinniburgh South, Chestermere, Alberta

RARE FIND " ONLY THE GARAGE IS ATTACHED! ENJOY THE PRIVACY OF A DETACHED HOME WITH THE VALUE OF A HALF-DUPLEX!

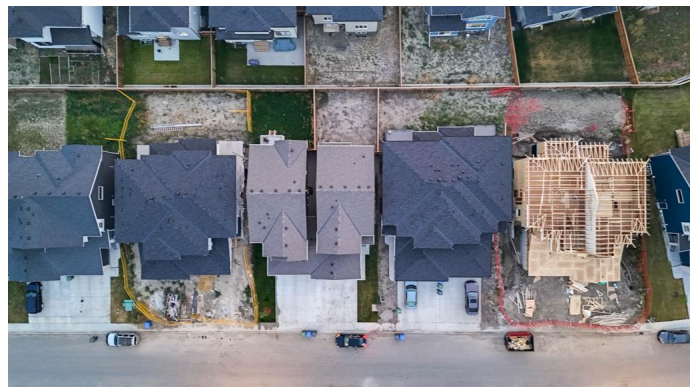
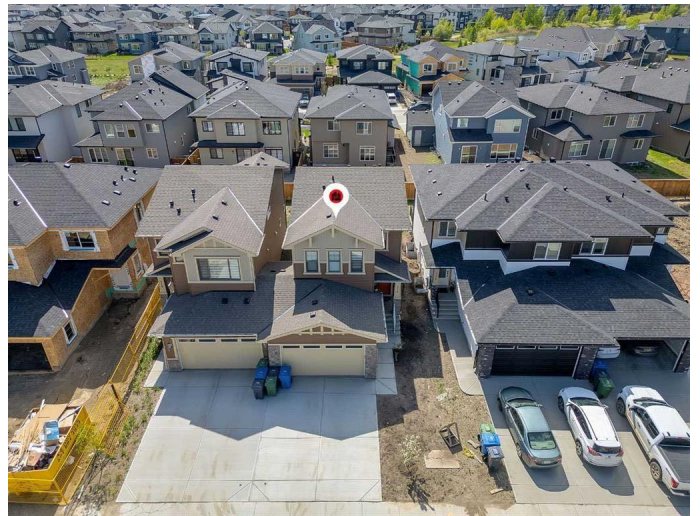
Welcome to this beautifully upgraded half-duplex in the sought-after community of Kinniburgh South! This front-attached garage home features a separate side entrance and is loaded with luxurious upgrades throughout.

Step inside to discover a stunning open-concept main floor with modern colours and high-end finishings including luxury vinyl plank flooring (LVP), high ceilings, sleek black hardware, pot lights, and an upgraded stair railing. You™ll love the main floor den " perfect as a home office or even a bedroom for guests or senior family members.

The heart of the home is the extended chef™s kitchen complete with a stylish hood fan, floor-to-ceiling cabinetry, a large kitchen island, and stainless steel appliances " all overlooking a spacious living room featuring a built-in electric fireplace.

Upstairs offers even more space with 3 generously sized bedrooms, including a master retreat with a walk-in closet and a luxurious 5-piece ensuite. All closets feature custom MDF built-in shelving. A convenient upper-floor laundry room with extra storage completes the level.

The undeveloped basement includes a side entrance and two windows, offering excellent potential for future development or a legal



suite (subject to city approval).  
This home also offers easy access to East Lake School, Chestermere High School, multiple shopping plazas, a car wash, and Lakeside Golf Club.  
Don't miss your chance to own this stunning home – book your showing today!

Built in 2024

Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2254888               |
| Price          | \$632,500              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,718                  |
| Acres          | 0.07                   |
| Year Built     | 2024                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

Community Information

|             |                    |
|-------------|--------------------|
| Address     | 114 Sandpiper Bend |
| Subdivision | Kinniburgh South   |
| City        | Chestermere        |
| County      | Chestermere        |
| Province    | Alberta            |
| Postal Code | T1X2S8             |

Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Chandelier, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance |
| Appliances        | Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer                                              |
| Heating           | Forced Air                                                                                                            |
| Cooling           | None                                                                                                                  |
| Fireplace         | Yes                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                     |
| Fireplaces        | Electric                                                                                                              |
| Basement          | None                                                                                                                  |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description   | Other                          |
| Roof              | Asphalt Shingle                |
| Construction      | Mixed, Vinyl Siding            |
| Foundation        | Poured Concrete                |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 8                   |
| Zoning         | R1                  |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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