

# \$899,999 - 27 Sandpiper Bend, Chestermere

MLS® #A2205263

**\$899,999**

6 Bedroom, 5.00 Bathroom, 2,617 sqft  
Residential on 0.12 Acres

Kinniburgh South, Chestermere, Alberta

BRAND NEW HOME | OVER 3600 SQFT OF LIVING SPACE | 6 BEDROOMS (2 masters with own ensuites) | 4.5 BATHROOMS | TRIPLE GARAGE | SIDE ENTRANCE | LEGAL BASEMENT SUITE | WALKING DISTANCE TO EAST LAKE SCHOOL (K-6). Welcome to this beautifully designed brand new 2-storey home, offering over 3,600 sq ft of luxurious living space in the heart of Kinniburgh. Thoughtfully crafted for both comfort and functionality, this home features 6 spacious bedrooms, 4.5 bathrooms (including two master ensuites), and a main floor office/den – ideal for multi-generational living.

Step inside to a bright, open-concept floorplan with 9ft ceilings, a large welcoming foyer, and a cozy family room featuring a tile-faced gas fireplace. The dining area offers access to a future deck, perfect for indoor-outdoor living. The chef's dream kitchen boasts a large island with quartz countertops, soft-close drawers, ceiling-height cabinetry, stainless steel appliances, and a spacious walk-in pantry for added convenience.

The main level also includes a private office/den, a stylish half bath, and a large mudroom for everyday ease.

Upstairs, you'll find 4 generously sized bedrooms, a bonus room, and a convenient upstairs laundry. The primary bedroom is a true retreat, complete with a large walk-in closet and a luxurious 5-piece ensuite. Large windows throughout flood the home with



natural light.

The LEGAL WALK-UP BASEMENT SUITE offers 2 additional bedrooms, a full bathroom, full kitchen, spacious living area, and a separate laundry – ideal for extended family or for generating rental income.

Other highlights include a TRIPLE GARAGE & ample storage space. Located in the vibrant, family-friendly community of Chestermere, you’ll enjoy access to parks, pathways, playgrounds, and beautiful Chestermere Lake – perfect for beach days, water sports, and boating in summer, or skating in the winter! Don’t miss your chance to own this incredible property – call your favorite realtor for a private tour today!

Built in 2024

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2205263    |
| Price          | \$899,999   |
| Bedrooms       | 6           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,617       |
| Acres          | 0.12        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                   |
|-------------|-------------------|
| Address     | 27 Sandpiper Bend |
| Subdivision | Kinniburgh South  |
| City        | Chestermere       |
| County      | Chestermere       |
| Province    | Alberta           |

Postal Code T1X 2S6

### Amenities

Parking Spaces 6  
Parking Triple Garage Attached  
# of Garages 3

### Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Separate Entrance  
Appliances Dishwasher, Garage Control(s), Microwave, Refrigerator, Oven-Built-In, Electric Cooktop  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room  
Has Basement Yes  
Basement Finished, Full, Exterior Entry, Suite

### Exterior

Exterior Features Private Yard  
Lot Description Back Yard, Irregular Lot  
Roof Asphalt Shingle  
Construction Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed April 16th, 2025  
Days on Market 60  
Zoning R-1

### Listing Details

Listing Office Diamond Realty & Associates LTD.

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