

# \$899,000 - 39 Sandpiper Bend, Chestermere

MLS® #A2207532

**\$899,000**

5 Bedroom, 4.00 Bathroom, 2,925 sqft  
Residential on 0.12 Acres

Kinniburgh, Chestermere, Alberta

BRAND NEW HOME - BACKING ONTO AGRICULTURAL LAND - SIDE ENTRANCE - LUXURY FINISHINGS! This BRAND NEW BUILT HOME is located in the MOST SOUGHT AFTER COMMUNITY OF KINNIBURGH and features OVER 2900+ SQFT of LUXURY LIVING SPACE AND IT BACKS ON TO AGRICULTURAL LAND! NO NEIGHBOURS BEHIND! The MAIN LEVEL immediately greets you with ENGINEERED HARDWOOD FLOORING, BLACK AND GOLD LIGHT FIXTURES AND 10 FT CEILINGS! There is a FORMAL LIVING/DINING ROOM WITH A TRAY CEILING FEATURES PERFECT FOR ENTERTAINING! The MAIN LIVING ROOM BOASTS A GAS FIREPLACE WITH A FEATURE WALL STRETCHING THE ENTIRE HEIGHT OF THE OPEN TO ABOVE CEILING! The MAIN KITCHEN is a CHEF'S DREAM with an OVERSIZED KITCHEN ISLAND, GAS COOKTOP, FLOOR TO CEILING KITCHEN CABINETS AND AN ADDITIONAL SPICE KITCHEN AND SEPARATE PANTRY FOR ALL YOUR COOKING NEEDS! Also on the MAIN LEVEL is an ADDITIONAL ROOM PERFECT FOR A HOME OFFICE OR FOR ELDERLY FAMILY MEMBERS, PLUS A 3PC BATHROOM! Don't forget to take a stroll to the BACKYARD where you will see BEAUTIFUL AGRICULTURAL LAND AS FAR AS YOU CAN SEE! Make your way up to the UPPER LEVEL and you are INSTANTLY GREETED WITH HIGH QUALITY CARPET AND 10 FT



CEILINGS! The UPPER LEVEL BONUS ROOM is PERFECT FOR MOVIE NIGHTS OR JUST UNWINDING AFTER A LONG DAY AT WORK! Upstairs you will find 4 MORE BEDROOMS AND A 4 PC BATHROOM! TWO OF THE FOUR BEDS ARE THE MASTER BEDROOMS (ONE OF WHICH IS THE GRAND MASTER BEDROOM FEATURING A 5 PC ENSUITE AND HUGE W.I.C.). This makes for a TOTAL OF 4 BEDS AND 3 BATHS UPSTAIRS! The BASEMENT IS UNTOUCHED AND FEATURES A SEPARATE SIDE ENTRANCE THAT CAN BE USED FOR A BASEMENT LEGAL/ILLEGAL SUITE (SUBJECT TO CITY APPROVAL). The HOME itself is FINISHED perfectly with a GREAT SIZED DOUBLE CAR GARAGE ON A PIE SHAPED LOT! School and parks are ALL WITHIN WALKING DISTANCE of this STUNNING HOME! The HOME is also in CLOSE PROXIMITY TO CHESTERMERE LAKE (PERFECT FOR SUMMER BOATING AND WINTER SKATING!) EASY ACCESS TO 16 AVE NE, HWY 791 AND GLENMORE TRAIL VIA TWP RD 240! BRAND NEW HOME - BACKING ONTO AGRICULTURAL LAND - SIDE ENTRANCE - LUXURY FINISHINGS!

Built in 2024

### **Essential Information**

MLS® #	A2207532
Price	\$899,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,925
Acres	0.12
Year Built	2024
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	39 Sandpiper Bend
Subdivision	Kinniburgh
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 2S6

### **Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Insulated
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### **Exterior**

Exterior Features	Lighting
Lot Description	Back Yard, Backs on to Park/Green Space, Interior Lot, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

## **Additional Information**

Date Listed	April 1st, 2025
Days on Market	9
Zoning	R1

## **Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.