

**105 Sandpiper Point**  
**Chestermere, Alberta**

**MLS # A2201370**



**\$849,900**

<b>Division:</b>	Kinniburgh		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,314 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Aggregate, Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	City Lot, Cul-De-Sac, Few Trees, Low Maintenance Landscape, Street Lightin		

<b>Heating:</b>	High Efficiency, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** Dishwasher in Bar, TV Wall Mounts, Window Blinds Only

Welcome to your stunning new home boasting over 3300 square feet of meticulously maintained and thoughtfully developed living space. From the moment you arrive, you'll notice the upgraded features like the "Hardie Board" siding, composite front porch and beautifully manicured NO maintenance landscaping! The oversized garage is insulated and drywalled, providing both practicality and comfort all year round. As you step inside, you are greeted by a large foyer and french doors leading to a flex room currently being used as an office space. The open concept main floor features a gorgeous kitchen complete with granite countertops, upgraded appliances and a walk through pantry perfect for both everyday living and entertaining. An expansive great room with a gas fireplace, spacious dining room and main floor laundry room complete the main level. Upstairs you'll find 3 generously sized bedrooms + the primary suite with a 5 piece ensuite. The massive bonus room features a second fireplace and is perfect for family gatherings or a cozy movie night. The professionally developed basement offers even more living space, featuring a huge fifth bedroom, a beautiful wet bar with a beverage fridge and dishwasher, and ample room for hosting family and friends. If that's not enough, the private backyard features a huge composite deck, luxurious hot tub and NO maintenance landscaping! Located just steps from a park/playground and a short distance to schools and all other amenities, don't miss your opportunity to make this gorgeous home yours!