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225 Sandpiper Boulevard Chestermere, Alberta

MLS # A2205792



\$788,900

Division:	Kinniburgh			
Type:	Residential/Hou	ıse		
Style:	2 Storey			
Size:	2,409 sq.ft.	Age:	2015 (10 yrs old)	
Beds:	3	Baths:	2 full / 1 half	
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Inst			
Lot Size:	0.12 Acre			
Lot Feat:	Level, Rectangu	ular Lot		

Heating:	Forced Air, Natural Gas	Water:	-	
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-	
Roof:	Asphalt Shingle	Condo Fee:	-	
Basement:	Full, Unfinished	LLD:	-	
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-1	
Foundation:	Poured Concrete	Utilities:	-	
Features:	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows			

Inclusions:

N/A

Welcome to this stunning home built by Broadview Homes, offering exquisite finishes throughout. This home sits on a 46-foot-wide lot and features centralized air-conditioning along with an oversized double-attached garage (25 feet x 22 feet). As you step inside, you are welcomed by a spacious foyer that leads to a large den/office area, a powder room, and a coat closet/mudroom with direct access to the attached garage. The main floor boasts 9-foot ceilings and a beautifully designed kitchen equipped with a gas stove, ceiling-height cabinets, quartz countertops, a chimney hood fan, and a corner pantry. The adjacent dining area opens up to a sunny southwest-facing backyard. The spacious living room is perfect for gatherings, and the high-quality hardwood flooring adds elegance to the space. Upstairs, you will find a vaulted bonus room, three generously sized bedrooms, and a Jack & Jill-style five-piece ensuite in the primary bedroom. One of the additional bedrooms includes a large walk-in closet. A four-piece common bathroom and a convenient upper-floor laundry room complete this level. This gorgeous property also comes with a centralized vacuum system. The unfinished basement offers a blank canvas, ready for your personal touch. This home is within walking distance to Chestermere Lake, scenic walking and bike pathways, and is close to a variety of shops, services, and amenities, including an 18-hole golf course. The location provides easy access to downtown Calgary and the Calgary Airport, both just a 25-minute drive away. Contact your real estate agent today to book a private viewing.