

**70 Sandpiper Bend
Chestermere, Alberta**

MLS # A2213237



\$689,700

Division:	Kinniburgh		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,814 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this Brand New Upgraded Exceptional 3 Bedroom and 3 Full bathroom move in Home! with 1800 SF of living space in the community of Kinniburgh. Abundant natural light throughout the home from the many over sized windows, Stunning living area , Full Bathroom, Large Flex room and formal dining space and open sight lines to the kitchen. The spectacular gourmet kitchen and living space is built for entertaining, boasting farmhouse style cabinetry , Good size central island, Quartz counter tops, French door fridge and Large pantry . The atrium nook with large sun filled windows supply plenty of sunlight throughout the main floor Stunning custom rail staircase leads you to the second floor where you will find an Large Bonus room and 3 generous sized bedrooms. The impressive over sized master retreat contains a large walk in closet. over sized shower with glass door, custom vanity with dual sinks with quartz countertops and tile floor. Other 2 bedrooms share the main bathroom which features a bathtub, a custom vanity and tile floor. Fully Finished Illegal basement Suite with separate entrance offers an abundance of space, 2 generous size Bedrooms and 4pc bathroom and Brand new Custom Kitchen Cabinets. Lower level has separate laundry. The large quiet backyard offers great privacy. This beautiful house has double garage. The quiet backyard offers great privacy and large exterior deck with aluminum railings connects the main floor. This family-oriented community has access to the best schools, Great location just steps away from school and shopping. Don't miss this move in home!