

\$824,900 - 201 Sandpiper Boulevard, Chestermere

MLS® #A2230576

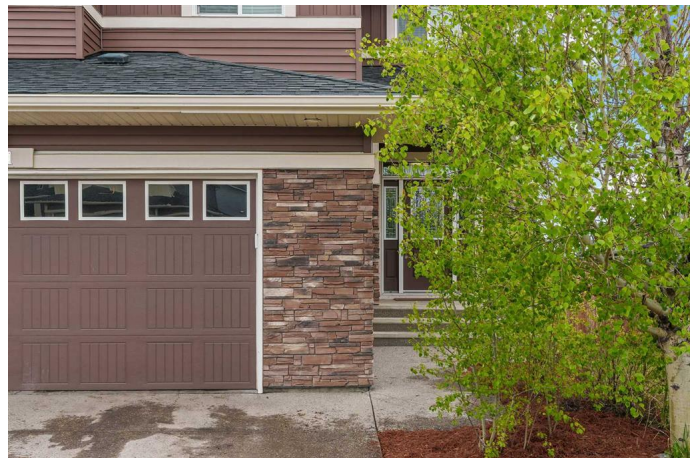
\$824,900

4 Bedroom, 3.00 Bathroom, 2,969 sqft

Residential on 0.14 Acres

Kinniburgh South, Chestermere, Alberta

Welcome home to this stunningly upgraded and well maintained former show home with loads of upgrades throughout. Upon entrance you are greeted to a spacious foyer that leads you into the open concept main floor. The kitchen features stainless steel appliances including a five burner gas stove top, built in oven and microwave, massive walkthrough pantry and a spacious island with bar seating. Off of the kitchen is the dining room with plenty of room for a large table for a big family or for get togethers. The living room features an abundance of natural light from the five windows and a gorgeous gas fireplace with stone surround. Completing the main floor you have a private office as well as a mudroom. The functional upstairs layout feature the sprawling primary suite with a grand walk-in closet and 5 piece spa like primary ensuite with heated tile flooring, a large bonus area with a wet bar, a laundry room, three more additional good sized bedrooms and another five piece bathroom. The home also comes equipped with a built in Sonos speaker system throughout both the main and upper levels. The lower level of this home has been partially finished and awaits your ideas to bring it to life. All electrical work and framing has been completed with a bedroom, bathroom, a large living area and a fully finished dry sauna. The spacious backyard features a play set, large patio and is fully fenced, landscaped and has an irrigation system. The oversized double HEATED garage (roughed in for infloor as well



as the included current gas heater) is perfect for staying out of the winter weather and having left over room for storage. You are walking distance to the East Lake school and only 25 minutes east of downtown Calgary.

Built in 2014

Essential Information

MLS® #	A2230576
Price	\$824,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,969
Acres	0.14
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	201 Sandpiper Boulevard
Subdivision	Kinniburgh South
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X0V4

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home, Sauna, Stone Counters, Storage, Vinyl Windows, Wired for Sound
-------------------	---

Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Oven, Range Hood, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony, Barbecue, Playground, Private Entrance, Private Yard
Lot Description	Back Yard, Corner Lot, Few Trees, Landscaped, Lawn, Level
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2025
Days on Market	4
Zoning	RC1

Listing Details

Listing Office	eXp Realty
----------------	------------

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.