

\$632,500 - 114 Sandpiper Bend, Chestermere

MLS® #A2254888

\$632,500

4 Bedroom, 3.00 Bathroom, 1,718 sqft
Residential on 0.07 Acres

Kinniburgh South, Chestermere, Alberta

RARE FIND – ONLY THE GARAGE IS ATTACHED! ENJOY THE PRIVACY OF A DETACHED HOME WITH THE VALUE OF A HALF-DUPLEX!

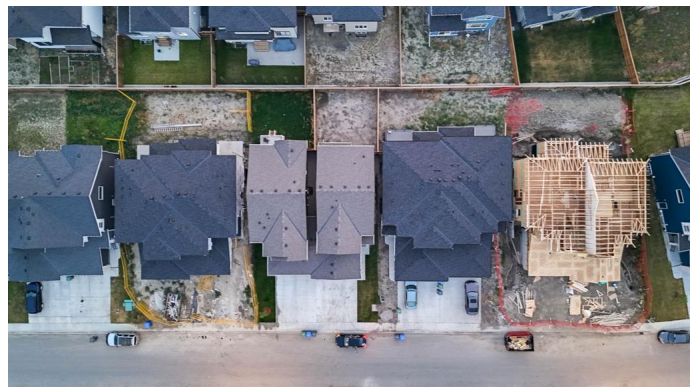
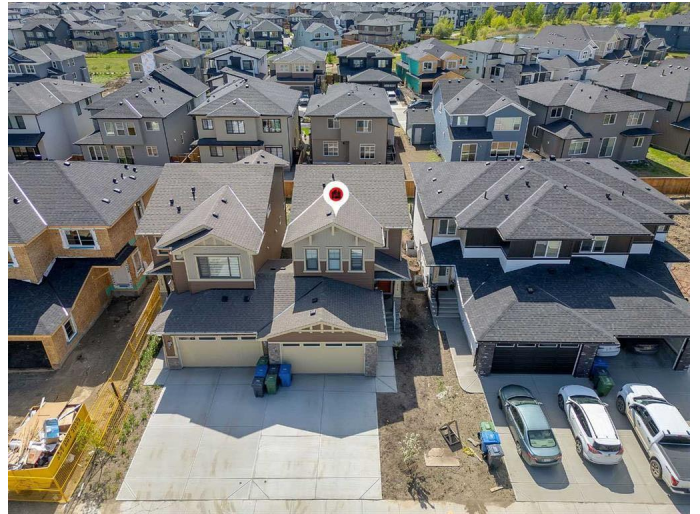
Welcome to this beautifully upgraded half-duplex in the sought-after community of Kinniburgh South! This front-attached garage home features a separate side entrance and is loaded with luxurious upgrades throughout.

Step inside to discover a stunning open-concept main floor with modern colours and high-end finishings including luxury vinyl plank flooring (LVP), high ceilings, sleek black hardware, pot lights, and an upgraded stair railing. You™ll love the main floor den – perfect as a home office or even a bedroom for guests or senior family members.

The heart of the home is the extended chef™s kitchen complete with a stylish hood fan, floor-to-ceiling cabinetry, a large kitchen island, and stainless steel appliances – all overlooking a spacious living room featuring a built-in electric fireplace.

Upstairs offers even more space with 3 generously sized bedrooms, including a master retreat with a walk-in closet and a luxurious 5-piece ensuite. All closets feature custom MDF built-in shelving. A convenient upper-floor laundry room with extra storage completes the level.

The undeveloped basement includes a side entrance and two windows, offering excellent potential for future development or a legal



suite (subject to city approval).

This home also offers easy access to East Lake School, Chestermere High School, multiple shopping plazas, a car wash, and Lakeside Golf Club.

Don't miss your chance to own this stunning home – book your showing today!

Built in 2024

Essential Information

MLS® #	A2254888
Price	\$632,500
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,718
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	114 Sandpiper Bend
Subdivision	Kinniburgh South
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X2S8

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Chandelier, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Other
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 9th, 2025
Days on Market	16
Zoning	R1

Listing Details

Listing Office	Royal LePage Benchmark
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