

# \$819,900 - 201 Sandpiper Boulevard, Chestermere

MLS® #A2238849

**\$819,900**

4 Bedroom, 3.00 Bathroom, 2,969 sqft

Residential on 0.14 Acres

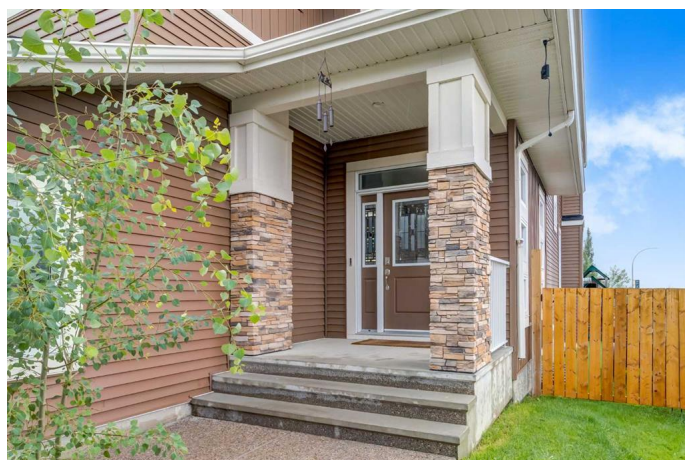
Kinniburgh South, Chestermere, Alberta

Welcome home to this beautifully upgraded and meticulously maintained former show home, offering impressive finishes and thoughtful design throughout.

Step inside to a spacious foyer that opens into a bright and airy main floor with open-concept living. The chef-inspired kitchen boasts stainless steel appliances, including a five-burner gas cooktop, built-in oven and microwave, a massive walkthrough pantry, and a large island with bar seating—perfect for casual meals or entertaining. Adjacent to the kitchen, the generous dining area easily accommodates a large table, ideal for family dinners and gatherings.

The living room is filled with natural light from five large windows and anchored by a stunning gas fireplace with stone surround. A private office and a mudroom add function and flexibility to the main level.

Upstairs, the primary suite is a luxurious retreat, complete with a spacious walk-in closet and a spa-like 5-piece ensuite featuring heated tile floors. A large bonus room with a built-in wet bar, a convenient laundry room, three additional well-sized bedrooms, and another full 5-piece bathroom complete the upper floor. Enjoy the built-in Sonos speaker system on both main and upper levels for seamless audio throughout the home.



The lower level is partially finished with completed electrical and framing, offering a head start on a future bedroom, bathroom, large rec area, and a fully finished dry sauna—ready for your final touches.

Outside, the fully landscaped and fenced backyard includes an irrigation system, a patio for relaxing or entertaining, and a playset. The oversized double heated garage offers ample space and is roughed-in for in-floor heating, with a gas heater already installed.

Located within walking distance to East Lake School and just 25 minutes from downtown Calgary, this is a perfect home for families seeking comfort, space, and convenience.

Built in 2014

**Essential Information**

MLS® #	A2238849
Price	\$819,900
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	Built-in Features, Ceiling Fan(s), Central Vacuum, Kitchen Island, Pantry, Sauna, Stone Counters, Storage, Vinyl Windows, Wet Bar, Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Range Hood, Washer, Water Softener, Window Coverings, Gas Oven
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

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

### Additional Information

Date Listed	July 11th, 2025
Days on Market	1
Zoning	R1

### Listing Details

Listing Office	Real Broker
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