

# \$788,900 - 225 Sandpiper Boulevard, Chestermere

MLS® #A2205792

**\$788,900**

3 Bedroom, 3.00 Bathroom, 2,409 sqft  
Residential on 0.12 Acres

Kinniburgh, Chestermere, Alberta

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.

Built in 2015

### **Essential Information**

MLS® #	A2205792
Price	\$788,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,409
Acres	0.12
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	225 Sandpiper Boulevard
Subdivision	Kinniburgh
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 0V4

### **Amenities**

Parking Spaces	5
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated
# of Garages	2

### **Interior**

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Other
Lot Description	Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	9
Zoning	R-1

### **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

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.