

126 Sandpiper Bend Chestermere, Alberta

MLS # A2334806



\$665,000

Division:	Kinniburgh South		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,806 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating: Central, Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: N/A

Brand New | Over 2,500 SQ.FT. Developed Living Space | 5 Bedrooms | 4 Full Bathrooms | 2-Bedroom Illegal Basement Suite | R-2 Zoning* Welcome to 126 Sandpiper Bend in the sought-after community of Kinniburgh South, Chestermere. This brand-new semi-detached home offers over 2,500 sq. ft. of developed living space, including over 1,800 sq. ft. above grade, thoughtfully designed for modern family living with added income potential. The bright and open main floor is filled with natural light from oversized windows and features a spacious living room, a gourmet kitchen with quartz countertops, a large island, stainless steel appliances, farmhouse-style cabinetry, and a walk-in pantry. A generous dining area, main floor office/flex room, and a full 4-piece bathroom provide flexibility for working from home, guests, or multi-generational living. Upstairs, you'll find a spacious bonus room, convenient upper-floor laundry, three generously sized bedrooms, and two full bathrooms, including a well-appointed primary suite with a walk-in closet and a luxurious ensuite featuring dual vanities, quartz countertops, and an oversized glass shower. The fully finished basement features a 2-bedroom illegal suite with a private side entrance, full kitchen, comfortable living area, full bathroom, and separate laundry. Situated on a larger lot, the home also offers a spacious rear deck with a gas line for BBQs, a private backyard, and a double attached garage. The property is zoned R-2, and the existing illegal basement suite may have the potential to be legalized, subject to all applicable municipal approvals, permits, and bylaws. Conveniently located close to schools, parks, playgrounds, shopping, and everyday amenities, this move-in-ready home is an excellent opportunity for families, multi-generational living, or buyers seeking additional living space with income potential. Call Your

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