587-899-3773
justin@realtyaces.ca

43 Sandpiper Bend
Chestermere, Alberta

MLS # A2347110



$619,900

Division:	Kinniburgh South		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,792 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding	**Zoning:**	D-C
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: None

** Open House: Saturday, October 31st 11-1pm ** Welcome to this stunning brand-new half duplex by Wave Homes, ideally located in the sought-after community of Kinniburgh South in Chestermere. Offering over 1,700 sq. ft. of thoughtfully designed living space, this home combines modern style, functionality and beautiful views with no neighbours directly behind. The main floor features a bright, open-concept layout with a modern kitchen showcasing contemporary cabinetry, sleek finishes, stylish black hardware and a large walk-through pantry complete with custom built-ins. The kitchen flows seamlessly into the dining area and spacious living room, creating an inviting space for everyday living and entertaining. Upstairs, the entire level is finished with comfortable carpet and offers an impressive amount of living space. The spacious primary bedroom features a stylish feature wall, beautiful views and a generous walk-in closet. The luxurious 5-piece ensuite includes dual vanities, a relaxing soaker tub and a glass-enclosed shower. A large bonus room provides incredible flexibility and can be used as a family room, home office, playroom or media space. Two additional bedrooms, including one with its own walk-in closet, a 4-piece bathroom and a convenient laundry room with custom built-ins complete the upper level. The unfinished basement offers endless possibilities for future development, whether you envision a recreation room, additional bedrooms, home gym or office space. Outside, enjoy your private landscaped backyard with a rear deck overlooking beautiful views and no neighbours behind, providing added privacy and a peaceful setting. Kinniburgh South is a growing Chestermere community known for its family-friendly atmosphere, beautiful homes, green spaces and convenient access to Chestermere Lake. Residents enjoy nearby

parks, pathways, schools, shopping, restaurants and recreational amenities, while Calgary is just a short drive away. This brand-new home offers the perfect blend of modern living, functional design and a fantastic location.

Copyright (c) 2026 Justin Wiechnik. Listing data courtesy of eXp Realty. Information is believed to be reliable but not guaranteed.