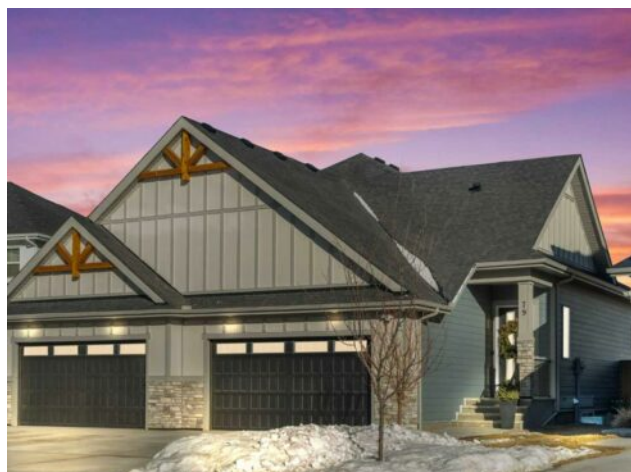


## 79 Sandpiper Bend Chestermere, Alberta

MLS # A2279050



# \$719,000

<b>Division:</b>	Kinniburgh South		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,320 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Door Opener, Heated Garage, P		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, P		

<b>Heating:</b>	Boiler, Fan Coil, In Floor, Humidity Control, Natural Gas, Zoned	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Solar Tube(s), Sump Pump(s), Tray Ceiling(s), Vaulted Ceiling(s), Wet Bar		
<b>Inclusions:</b>	N/A		

Welcome to extensively upgraded luxury bungalow—this home has been enhanced beyond imagination, offering over 2,500 square feet of beautifully finished living space and the comfort of central air conditioning. Step inside through the front entrance to discover a refined main floor with soaring 10’ ceilings that lead into a chef-inspired kitchen featuring a gas range, full-height chimney hood fan, quartz countertops, premium soft close cabinetry, and an upgraded pantry with sliding drawers. The space opens seamlessly to the living and dining area, where an 11’ tray ceiling, cedar mantel, and gas fireplace create an elegant yet inviting focal point. The primary suite is a true retreat with a dramatic 13’ vaulted ceiling, flowing into a spa-like 5-piece ensuite and a custom walk-in closet with built-in organizers. A stylish den or home office sits just off the main living space behind a striking 10’ cedar barn door, complemented by a beautiful full bathroom. Convenience continues with a thoughtfully designed laundry room and mudroom with lots of storage. The oversized double garage features epoxy flooring, mezzanine storage, hot and cold hose bibs, and in-floor heating, extending the home’s comfort and luxury beyond the interior. Completing the package is a true 9’ basement with in-floor heating, wet bar, two bedrooms, full washroom, and cold storage. It doesn’t stop with the interior—outside this home features Hardie Board siding, custom cedar gables and a fully equipped Eufy security system. This home is also fully landscaped with sodding and washed gravel fireplace and partially fenced. Its unbeatable location is close to schools, the golf course, scenic walking paths, and everyday shopping.