

# \$949,900 - 108 Sandpiper Landing, Chestermere

MLS® #A2231379

**\$949,900**

7 Bedroom, 5.00 Bathroom, 2,649 sqft  
Residential on 0.12 Acres

Kinniburgh South, Chestermere, Alberta

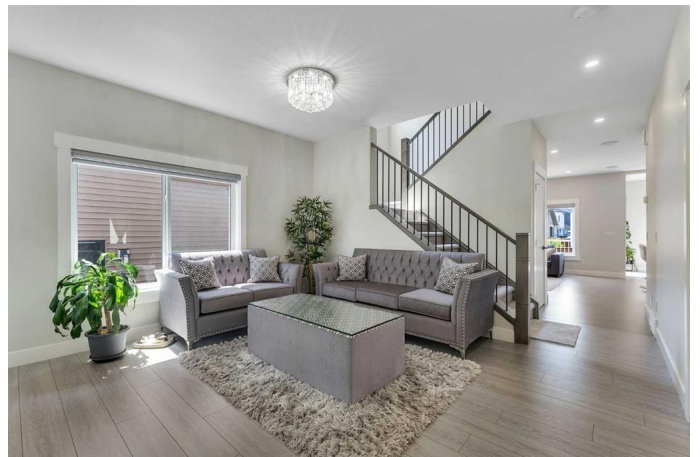
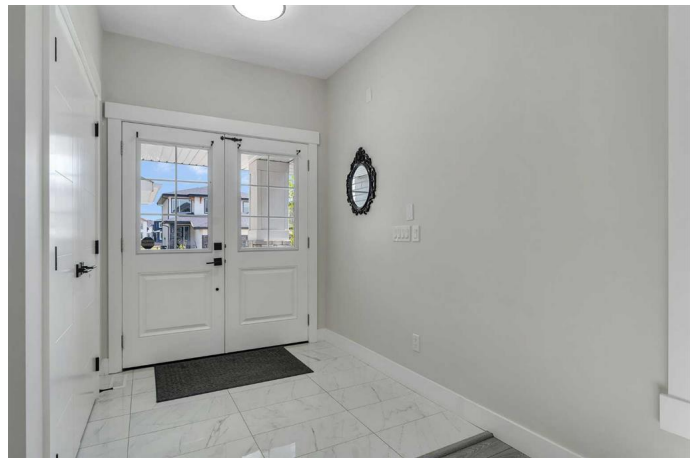
TRIPLE CAR GARAGE | 7 BED & 5 BATH |  
WEST BACKYARD | AC | SPICE KITCHEN |  
ILLEGAL BASEMENT SUITE

Step into a beautifully crafted, upscale residence that seamlessly blends modern sophistication with everyday comfort. Boasting a spacious triple-attached garage, 9-foot ceilings on every level and the added comfort of central air conditioning, this stunning home is designed to impress from the moment you arrive.

The inviting foyer sets the tone as it opens into a beautifully designed formal living area—perfect for entertaining guests. This level also features a full bathroom and a versatile bedroom or office space, offering flexibility to suit your lifestyle needs.

At the heart of the home is a chef-inspired gourmet kitchen, showcasing sleek built-in stainless steel appliances, crisp white cabinetry, and a spacious central island that's perfect for entertaining or enjoying casual family meals. Just steps away, a fully equipped spice kitchen provides the ideal space for preparing aromatic dishes while keeping the main kitchen spotless and organized.

The family room is bright and airy with oversized windows that flood the space with natural light, while the fireplace adds warmth



and ambiance for cozy nights in. Just off the formal dining room, step out to your private deck and landscaped backyard, a perfect extension of your living space for summer gatherings and relaxing evenings.

Upstairs, discover a well-appointed layout with 4 generously sized bedrooms and 3 full bathrooms. The primary retreat offers a serene escape, featuring a luxurious 5-piece ensuite with a deep tub, double vanity, and an expansive walk-in closet. A second bedroom also enjoys its own private ensuite and walk-in closet, while a convenient laundry room and additional family lounge area complete the upper level.

The illegal basement suite with a separate side entrance offers incredible income potential or multi-generational living, showcasing 2 additional bedrooms, a stylish bathroom, its own laundry facilities, and a full set of stainless steel appliances.

Nestled in a prime location, this home is just minutes from schools, shopping, the lake, and community amenities. This home comes equipped with a water softener and security cameras. Donâ€™t miss this opportunity to own a home where elegance, space, and practicality come together.

Built in 2022

**Essential Information**

MLS® #	A2231379
Price	\$949,900
Bedrooms	7
Bathrooms	5.00
Full Baths	5
Square Footage	2,649
Acres	0.12

Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	108 Sandpiper Landing
Subdivision	Kinniburgh South
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 1Y8

### Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Recessed Lighting, Storage, Tray Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Range, Gas Cooktop, Gas Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Garden, Lighting, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Garden, Landscaped, Lawn, Low Maintenance Landscape, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 19th, 2025
Days on Market	3
Zoning	R1

**Listing Details**

Listing Office	Real Broker
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