



**GRASSROOTS**  
REALTY GROUP

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**203 KINNIBURGH Place**  
**Chestermere, Alberta**

**MLS # A2285716**



**\$1,079,000**

<b>Division:</b>	Kinniburgh North		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,071 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	5
<b>Garage:</b>	Off Street, Triple Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	City Lot, Corner Lot		

<b>Heating:</b>	ENERGY STAR Qualified Equipment	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Post & Beam, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Chandelier, Double Vanity, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters

**Inclusions:** none

**CORNER LOT !** Welcome to 203 Kinniburgh Place, in the highly sought-after Lake community of Chestermere. This Executive quality home boasts 3 fully finished levels complete with upgrades throughout.! Large open concept. OPEN TO BELOW living room on the main floor. 10' ceiling all over Main floor and 8' doors. Main floor boasts a FULL BATH and BEDROOM for ELDERLY PARENTS. It also includes an impressive Chef Kitchen, featuring quartz's countertops, impressive upgraded light fixtures, a large double fridge, gas range, double wall ovens, full-height modern white cabinets, and an impressive spice kitchen with pantry. Open to the kitchen is a large dining area and modern living area complete with a feature wall of built-ins, surrounding a beautiful gas fireplace. Completing this main floor is a gorgeous SECOND LIVING ROOM space off the main entrance, a large mudroom off the garage, and a gorgeous 3 piece bathroom! Enjoy the abundance of natural light with large windows throughout the home . Head upstairs WITH BEAUTIFUL GLASS RAILING, where you will find a large sun-drenched bonus room. Your large master bedroom features a spa-like en suite and a large walk-in closet! Apart from the master, you will find a second master with 4 pc ensuite and 2 walk-in closets, 2 other bedrooms, 1 full bathroom, and a well-placed laundry room. Escape to the fully finished basement, This gorgeous space comes complete with a BAR FEATURE , HUGE LIVING ,DINNING AREA another beautiful 4 piece bathroom, and 2 additional bedrooms! Extend your summers in the fabulous backyard . Total 7 bedrooms and 5 full bathrooms. Chestermere is a vibrant family community with a multitude of parks, pathways, playgrounds, and of course beautiful Chestermere Lake, providing access to beaches, water sports, and boating in the

summer months or skating in the winter months! Don't miss out on this amazing opportunity. THERE WAS NO DETAIL MISSED WHEN THIS HOUSE WAS BUILT ,COME CHECK OUT THIS BEAUTIFUL PROPERTY TO CALL YOUR NEXT HOME.