



**GRASSROOTS**

REALTY GROUP

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**302 Kinniburgh Rd  
Chestermere, Alberta**

**MLS # A2297073**



**\$1,050,000**

<b>Division:</b>	Kinniburgh North		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,051 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	5
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance

**Inclusions:** None

Welcome to this stunning home in the sought-after community of Kinniburgh sits on a Greenspace lot, offering exceptional curb appeal and a rare triple attached garage. Featuring 6 bedrooms and 5 full bathrooms, this home is designed for both comfort and elegance. The main floor showcases gleaming tile and Brazilian hardwood flooring, a versatile formal room, and a private office with French doors. The heart of the home is a beautifully designed two-tone chef’s kitchen with granite countertops, high-end built-in appliances, and a large island overlooking the inviting family room with a modern fireplace. A bright breakfast nook leads to a spacious deck—perfect for summer living. Upstairs offers a generous bonus room, multiple well-sized bedrooms, and a luxurious primary retreat complete with a spa-inspired ensuite. Basement is finished with separate walk-up entrance high ceilings, kitchen, spacious living area and 2bed/1bath. Book your private showings today!