



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

172 Kinniburgh Way
Chestermere, Alberta

MLS # A2298667



\$969,800

Division:	Kinniburgh North		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,998 sq.ft.	Age:	2015 (11 yrs old)
Beds:	6	Baths:	4
Garage:	Alley Access, Driveway, Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, City Lot, Corner Lot, Fruit Trees/Shrub(s), Garden, Landscaped, S		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Shingle Siding, Stone, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: none

Luxury living at its best in heart of Chestermere. Outstanding curb appeal with custom stonework and a spacious front porch with an extra wide front entry door. With over 4000 total square feet of beautifully designed living area which will exceed all expectations. Step inside the spacious entry foyer overlooking a beautiful open design and layout. You will be greeted by high end upgrades such as dazzling crystall chandeliers, a striking stone feature wall with a gas fireplace, built-in shelving, gorgeous granitecountertops,, gleaming engineered hardwood floors. Expansive Palladian windows flood the interior with natural light while walk-in closets, custom built-ins, and premium appliances add to the home's luxurious appeal. The open concept main floor with family sized living and dining rooms, generous sized office. Chef inspired kitchen is a show stopper with an oversized island featuring a second sink and breakfast bar, ceiling height cabinetry and a walk-in pantry. With 6 bedrooms and 5 bathrooms there is room for everybody. The primary bedroom is your personal spa like retreat that is accessed through elegant french doors into a massive bedroom withwith a walk-in closetthat is custom outfitted with dressers, jewelry drawers, shoe racks,purse hooks, and a full length mirror. The ensuite bathroom includes an oversize jacuzzi tub and a walk-in stone and tile shower. Included in the upper floor are 3 more bedrooms 2 full bathrooms, laundry room plus a spacious bonus room with built-ins (plus if you desire there is full laundry hook-ups on the main floor. The fully developed basement offers 2 more bedrooms, alarge recreation room, 3 large storage rooms. There are speakers built-in throught the home and the backyard to provide the perfect ambiance for those who enjoy entertaining. Your private backyard oasis features massive exposed aggregate patio area with a

new quarry stone fireplace. The fully landscaped yard includes mature trees for privacy, raspberry bushes, perennial gardens, and including a cherry tree plus apple trees that produce three apple varieties. The oversized triple garage is a dream for mechanics and hobbyists of all kinds with high knockdown ceilings, a large built-in workbench, fully insulated and roughed in for a gas heater. There is backyard access via a large gate on this huge 5527 sq foot corner lot. Tucked away on a quiet street with minimal traffic, just 1 block from East Lake school, Camp Chestermere, and close to walking paths, parks, playgrounds, as well as shopping, dining, and other amenities.