



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**305 Kinniburgh Cove
Chestermere, Alberta**

MLS # A2299246



\$975,000

Division:	Kinniburgh North		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,664 sq.ft.	Age:	2018 (8 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Cul-De-Sac, No Back Lane, See Remarks		

Heating:	Central, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Separate Entrance, Skylight(s), Walk-In Closet(s)		

Inclusions: N/A

TRIPLE CAR GARAGE | WALKOUT BASEMENT | 6 BEDROOMS | FULLY DEVELOPED LOWER LEVEL WITH KITCHEN AREA AND TWO BEDROOMS | STEPS TO SCHOOLS Welcome to this impressive estate home offering the perfect blend of space, style, and flexibility for large or growing families. Located on a quiet street in desirable Kinniburgh North, this beautifully designed home is just steps to schools, parks, and everyday amenities. The main floor features a stunning chef’s kitchen with quartz countertops, oversized cooktop island, built-in features, and a spacious butler’s pantry for added storage and or entertaining. The open-concept layout flows seamlessly into the bright living and dining areas, highlighted by elegant coffered ceilings and abundant natural light. Upstairs you’ll find generously sized bedrooms, each with direct bathroom access, plus a large bonus room ideal for a media room, kids’ play space, or second family lounge. The fully developed walkout basement offers excellent illegal suite-like potential and exceptional versatility, complete with 2 additional bedrooms, a spacious rec/family room, full bathroom, private entrance, and kitchen/bar area. This level is ideal for multi-generational living, extended family, older children, guests, or added privacy. Outside, enjoy the convenience of a massive triple attached garage. A rare opportunity to own a thoughtfully designed 6-bedroom home with luxury features, incredible space, and flexibility.