



**GRASSROOTS**

REALTY GROUP

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**109 KINNIBURGH Boulevard E  
Chestermere, Alberta**

**MLS # A2304356**



**\$947,900**

<b>Division:</b>	Kinniburgh North		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,678 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	REM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub		

**Inclusions:** N/a

Welcome to this exceptional residence in the highly sought-after community of Kinniburgh in Chestermere. Offering over 3,600 sq. ft. of meticulously designed living space, this home showcases superior craftsmanship and premium finishes throughout. The main level features a thoughtfully designed layout complemented by a west-facing backyard, providing abundant natural light and ideal outdoor enjoyment. Ample parking is available, along with an oversized garage perfectly suited for vehicles, storage, and workspace needs. The fully developed walkout basement with a separate entrance adds outstanding versatility and functionality. It includes a full kitchen, private laundry, a well-appointed 5-piece bathroom, and two additional bedrooms—ideal for extended family living or potential income opportunities. Recent upgrades enhance the home’s value, including a new furnace and brand-new basement appliances (stove and refrigerator). Situated in the vibrant lakeside community of Chestermere, residents enjoy access to scenic parks, walking paths, playgrounds, and the renowned Chestermere Lake, offering year-round recreation from boating and water sports to winter skating. This is a rare opportunity to own a spacious, well-appointed home in a thriving, family-friendly neighborhood.