



215 Kinniburgh Place  
Chestermere, Alberta

MLS # A2304772



**\$930,000**

<b>Division:</b>	Kinniburgh North		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,962 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Cul-De-Sac		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Separate Entrance, Soaking Tub		

**Inclusions:** none

Exceptional value in the sought-after community of Kinniburgh! This spacious home sits on a quiet cul-de-sac and offers over 2,900 sq ft of living space with 5 bedrooms, 4 full bathrooms, and an attached triple garage — offered as-is through foreclosure proceedings. The home features an open-concept main floor with a family room with fireplace, dining area, bedroom, full bath, and a well-appointed kitchen with island, granite countertops, and a spice kitchen. The main floor bedroom with direct full bath access is a practical bonus for extended families. Upstairs you'll find 4 bedrooms — each with walk-in closets — 3 full baths, a bonus room, and convenient upper-level laundry. The upper level includes two master suites, with the primary featuring tray ceilings and a 5-piece ensuite. Additional highlights include 9 ft ceilings throughout, quartz/granite finishes, built-in features, and a walk-out basement. This is a rare chance to acquire a well-built home with premium finishes in an established neighbourhood at a foreclosure price. Property is being sold as-is — buyers are encouraged to conduct their own due diligence