



GRASSROOTS
REALTY GROUP

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409 Kinniburgh Boulevard
Chestermere, Alberta

MLS # A2305122



\$799,900

Division:	Kinniburgh North		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,389 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Driveway, Front Drive, Garage Door Opener		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Interior Lot, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, Smart Home, Storage, Wet Bar, Wired for Sound		
Inclusions:	Window Coverings, Garage Openers, all the appliances		

From the moment you arrive, this home just feels right. Nestled against peaceful green space with no rear neighbours, this beautifully upgraded two-storey offers over 3,200 square feet of warm, welcoming living space — the kind of home where memories are made. The heart of the main floor is a thoughtfully designed kitchen with granite countertops, a large breakfast island, and high-end stainless steel appliances — perfect for family breakfasts and holiday baking alike. The living room, with its cozy fireplace, invites you to slow down and stay a while, while French doors lead to a sunny west-facing deck overlooking a fully landscaped yard. A formal dining room, 9-foot ceilings, and a handy walk-through pantry round out a main floor that works beautifully for real life. Upstairs, the primary suite feels like a gentle exhale — a spa-like 5-piece ensuite, a generous walk-in closet, and a quiet sense of sanctuary. Three additional bedrooms and a well-appointed 4-piece bathroom make this a home that grows with your family. The finished basement offers an illegal suite ideal for loved ones or guests, plus a family room with a wine fridge and a gym for staying active at home. Outside, a landscaped yard, storage shed, and triple heated garage mean everything has its place. Close to schools, Chestermere Lake, shops, and everyday amenities — this is the kind of neighbourhood where you put down roots. Don't miss this opportunity — book your private showing today!