



**239 Kinniburgh Road
Chestermere, Alberta**

MLS # A2305796



\$539,900

Division:	Kinniburgh North		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,773 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Level, No Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC (R-2)
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Skip the stress and step right into this fantastic, recently refreshed 1,773 sq. ft. semi-detached home in the heart of Kinniburgh. Offering immediate possession, this property has been readied for its new owners - including a just-serviced furnace and recent minor touch-ups, making it an excellent, hassle-free opportunity. Inside, you'll discover a superior open-concept layout bathed in natural light, showcasing 9ft ceilings and a beautiful kitchen with a large quartz island, breakfast bar, soft-close cupboards, and sleek stainless steel appliances. The inviting living area is anchored by a cozy gas fireplace - perfect for daily life and hosting friends and family. Upstairs features a bright, versatile bonus room alongside three spacious bedrooms. The primary retreat boasts a walk-in closet and a 4-piece luxury ensuite with a relaxing soaker tub. Two other bedrooms and a second four-piece bathroom complete the top floor. Ultimate convenience is built-in with a main-floor mudroom, powder room, and laundry area just off the insulated & drywalled double attached garage. The west-facing backyard is ready for your personal touch - design the deck of your dreams to soak up the afternoon sun. Downstairs, the undeveloped basement offers a clean slate for your future rec room, bedroom or home gym, allowing you to build what you want from day one. Located within walking distance to East Lake School and Kinniburgh Plaza. Don't miss the best, most value-packed opportunity in the neighborhood!