



**205 Kinniburgh Cove
Chestermere, Alberta**

MLS # A2306295



\$1,039,900

Division:	Kinniburgh North		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,563 sq.ft.	Age:	2018 (8 yrs old)
Beds:	8	Baths:	5
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Cul-De-Sac, Interior Lot, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: RANGE HOOD IN SPICE KITCHEN, REFRIGERATOR IN BASEMENT

Located in a desired cul-de-sac, this stunning home offers 4950 SQ FT of Luxurious Living Space with 8 BEDROOMS & 5 BATHS ** Upgrades Include: 2 MASTERS - 2 BEDS & FULL BATH ON MAIN (ONE OF THE BEDROOMS HAS A W.I.C) - HUGE KITCHEN & SPICE KITCHEN - PRIMARY BEDROOM WITH FIREPLACE & VAULTED CEILINGS - WALKOUT BASEMENT W ILLEGAL SUITE - STUNNING BUILT IN FEATURES - DECK & PATIO ** Simple and functional Open Floorplan Concept. Main floor offers 2 BEDROOMS (one of which can be used as an office), FULL bath, family room with fireplace and dining with access to your deck. The Huge Kitchen is a chef's dream - fully equipped with quartz countertops, stainless steel appliances, ample storage and a SPICE KITCHEN! The usage of living space on the upper level is immaculate, featuring a bonus room, 4 bedrooms and 3 FULL baths (ensuites included). Of the 4 bedrooms, 2 are Masters with their Own Ensuites and W.I.C(s)!!! The Grand Master however IS HUGE & VAULTED CEILINGS, FIREPLACE & A 5 PC ENSUITE! There is even space for a separate seating area in the grand master! It does not end here, the FULLY FINISHED WALK-OUT BASEMENT FEATURES AN ILLEGAL SUITE (ALL YOU NEED TO DO IS ADD A COOKTOP AND YOU HAVE YOUR VERY OWN MORTGAGE HELPER) - it features a rec room/living area, 2 beds and a FULL bath! This home is perfect for large families - it is full of useful features and in an amazing location - GREAT VALUE! Call your favorite realtor for a viewing today!