



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**237 Kinniburgh Way  
Chestermere, Alberta**

**MLS # A2308617**



**\$899,900**

<b>Division:</b>	Kinniburgh North		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,666 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Triple		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, No Neighbours Behind, Rectangular Lot,		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s)		
<b>Inclusions:</b>	N/A		

Welcome to this beautifully appointed home in North Kinniburgh! Crafted for modern family living with exceptional workmanship, thoughtful upgrades, and a rare setting with no neighbours behind for added privacy and uninterrupted views. With over \$80,000 in premium enhancements, this residence delivers the comfort of a move-in-ready home with the elevated finish of a luxury build. The main floor features solid hardwood flooring which adds warmth, durability, and timeless style, perfect for busy households. A spacious front dining room creates a welcoming space for holidays and hosting, while the bright living room features a gas fireplace and large windows that frame the open backdrop, bringing in natural light and a sense of calm. The open, functional layout keeps everyone connected while still offering defined spaces for work, gathering, and relaxation. The gourmet kitchen is built to impress with premium appliances that elevate every meal; a WOLF induction cooktop for precise, responsive cooking, JennAir built-in oven and convection oven for reliable results, Miele dishwasher, a Samsung 32 cu. ft. refrigerator for generous capacity, and a U-Line beverage fridge to keep drinks perfectly chilled when entertaining. Granite countertops offer lasting beauty and easy maintenance, while the walk-in pantry and generous breakfast nook provide the storage and everyday functionality families crave. Retreat to the vaulted primary bedroom, an airy, private escape that feels like a boutique hotel. The 5-piece ensuite features upgraded tile and shower finishes, creating a spa-like experience, and the expansive walk-in closet keeps your wardrobe organized and out of sight. Three additional bedrooms and a convenient Jack & Jill 5-piece bathroom make morning routines smoother for kids and guests alike. A bright bonus room offers the ideal spot for a playroom,

media space, or homework zone, and upper-floor laundry with a sink adds practical convenience right where you need it most. The unfinished walkout basement is a true blank canvas ready for your vision. Whether that's a home gym, theatre room, or additional bedrooms, the walkout design adds natural light and flexibility for future development. The home also includes wiring for a Sonos home sound system to enhance everyday living and entertaining, central air conditioning for year-round comfort and a heated 3-car garage with epoxy flooring, ideal for Alberta winters, extra storage, hobby space, or protecting vehicles and gear. Chestermere is loved for its welcoming atmosphere, parks, pathways, schools, and easy access to shopping and amenities. Situated in one of the city's most desirable communities, this home offers exceptional space, premium upgrades, and a peaceful setting with no rear neighbours. An outstanding opportunity for families of any size.