



**249 Kinniburgh Boulevard
Chestermere, Alberta**

MLS # A2311789



\$799,900

Division:	Kinniburgh North		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,000 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Level, Open Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Wet Bar		

Inclusions: N/A

Proudly built and beautifully designed, this exceptional home in Kinniburgh offers over 3,900 sq. ft. of thoughtfully crafted living space with premium upgrades throughout. The main floor features soaring 9-foot ceilings and a stunning open-to-above great room that fills the home with natural light. Custom built-in wall units enhance both the main floor living area and the lower family room, creating stylish and functional spaces for everyday living and entertaining. The chef-inspired kitchen is equipped with quartz countertops, built-in stainless steel appliances, and a convenient walk-through pantry. Upstairs, the luxurious primary retreat showcases a spa-like ensuite complete with heated floors, a custom steam shower, dual vanities, and a relaxing jetted tub. Two additional spacious bedrooms, a full bathroom, and a versatile bonus room complete the upper level. The fully finished basement offers incredible extra living space, including a large family room, an additional bedroom, and a full bath, with in-floor heating rough-ins already in place. Loaded with upgrades such as hardwood flooring, elegant tile work, granite finishes, extensive pot lighting, built-in sound system wiring, roughed-in A/C, and 9-foot basement ceilings, this home combines comfort, luxury, and timeless style. Finished basement with separate entrance, triple garage, 3000+ Sqft main area+finished basement