



GRASSROOTS
REALTY GROUP

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**247 Kinniburgh Place
Chestermere, Alberta**

MLS # A2318178



\$1,199,900

Division:	Kinniburgh North		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,502 sq.ft.	Age:	2020 (6 yrs old)
Beds:	7	Baths:	5 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Driveway, Front Drive, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Lawn		

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

Features: Built-in Features, Ceiling Fan(s), Chandelier, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound

Inclusions: N/A

TRIPLE GARAGE | WALK-OUT 2-BED ILLEGAL SUITE | MAIN FLOOR BED AND FULL BATH | SPICE KITCHEN | OVER 4675 SQ. FT. OF LUXURIOUS LIVING SPACE | LOADED WITH UPGRADES | LAUNDRY ON BOTH LEVELS | TOTAL OF 7 BEDS & 6 BATHS | 2 MASTER BEDROOMS | OPEN CONCEPT DESIGN. Welcome to 247 Kinniburgh Place, an impressive 7-bedroom, 6-bathroom luxury home with a triple attached garage, located in a quiet cul-de-sac in Chestermere's prestigious Kinniburgh community. Designed for large families, multi-generational living, and investors, this home offers over 4,675 sq. ft. of total developed living space, including over 3,500 sq. ft. above grade plus a fully finished walk-out basement. The bright open-concept main floor features a chef-inspired kitchen with quartz countertops, a Sub-Zero refrigerator, high-end built-in stainless steel appliances, a large central island, and a fully equipped spice kitchen with a premium gas stove. The main level also offers a spacious family room with a stone-accented gas fireplace, a formal dining area with balcony access, and a main floor bedroom with a full 3-piece bathroom. Upstairs, you'll find two primary-style bedrooms, including a luxurious main primary suite with a 5-piece ensuite, dual sinks, a soaking tub, and a walk-in closet. The second primary bedroom also includes its own ensuite, making it ideal for extended family, guests, or multi-generational living. This level also offers two additional spacious bedrooms, a bonus room, and upper-level laundry with built-in storage. The fully finished walk-out basement features a 2-bedroom illegal suite with its own entrance, full kitchen, laundry, 4-piece bathroom, and open living/dining area, currently generating rental income. Additional highlights include built-in ceiling speakers, luxury chandeliers, tray ceilings, recessed lighting, a large driveway,

and a private backyard. Located near schools, shopping, restaurants, parks, and beautiful Chestermere Lake, this property offers a rare combination of luxury, space, location, and income potential. Currently, both levels are rented, making this an excellent opportunity for investors or families seeking flexibility. This home delivers luxury, space, and versatility like no other. A rare find - schedule your private viewing!