



GRASSROOTS
REALTY GROUP

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**148 Kinniburgh Loop
Chestermere, Alberta**

MLS # A2325069



\$1,245,000

Division:	Kinniburgh North		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,288 sq.ft.	Age:	2016 (10 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Oversized		
Lot Size:	0.18 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Greenbelt, Landsc		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features		

Inclusions: Hoodfan in Spice Kitchen, Play Structure in Back Yard

This stunning 6 bedroom home sits on a lovely lot backing west onto Kinniburgh Pond and the walkways enveloping it. Sophistication can be found in every corner of this beautifully designed home. The main floor features a elegant family room with 2 storey ceiling and a feature fireplace surrounded by custom built ins. The showpiece of the main floor is the chef's kitchen with extensive cabinetry and an abundance of quartz countertops accent by marble backsplash and stainless steel appliances. A well equipped spice kitchen and pantry are hidden away for every day convenience and food prep, enabling you to keep your main kitchen pristine. A well sized dining area is steps away from the kitchens and features built in cabinetry. Enjoy the expansive deck with access from the dining area. An oversized powder room and mudroom with lockers round out the main living area. Upstairs is a common family room surrounded by 3 bedrooms, one of which has it's own ensuite, while the other 2 bookend a Jack and Jill bathroom. The primary bedroom is truly a peaceful retreat. Step inside and close the door, enjoying the tranquil space it provides. The large bedroom has French doors to a private deck, a walk in closet with built ins and a double sided fireplace marries the bedroom and luxurious ensuite featuring a large soaker tub and steam shower. The well designed walk out basement provides a great space to relax and entertain with its large bar area, additional recreation room, 2 large bedrooms and a full bathroom. A large covered patio can be accessed from this level. The back yard is spacious and feels like it carries on forever - no homes directly behind you and easy access to the pathway system. The oversized double attached garage completes this sensational home. Take possession just in time to enjoy the summer, appreciate the air conditioning and enrol the

kids in time for the new school year.