



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**308 Kinniburgh Link
Chestermere, Alberta**

MLS # A2334260



\$829,900

Division:	Kinniburgh North		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,671 sq.ft.	Age:	2015 (11 yrs old)
Beds:	7	Baths:	5
Garage:	Heated Garage, Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Walk-In Closet(s)		

Inclusions: Refrigerator x2, Built-in Oven, Microwave, Dishwasher, Gas Cooktop, Electric Stove, Range Hood x2, Washer x2, Dryer x2

ILLEGAL SUITE BASEMENT WITH SEPARATE ENTRANCE & SEPARATE LAUNDRY!! TRIPLE ATTACHED HEATED GARAGE!! 7 BEDROOMS!! 5 BATHROOMS!! MAIN FLOOR BEDROOM & FULL BATH!! LOCATED IN THE SOUGHT-AFTER LAKE COMMUNITY OF CHESTERMERE!! BOTH FURNACED UPGRADED IN 2024!! Step inside to discover a thoughtfully designed floor plan featuring a spacious living room, elegant dining area and a welcoming family room with a fireplace, abundant natural light and access to the backyard deck. The heart of the home is the chef-inspired kitchen, complete with a large island, extensive cabinetry, pantry and a bright breakfast nook. A main floor bedroom and 3-piece bathroom add convenience. The upper level offers 4 generously sized bedrooms, 3 full bathrooms, a bonus/family room and laundry. The luxurious primary retreat features a 5-piece ensuite and walk-in closet, while the second primary bedroom comes complete with its own 4-piece ensuite and walk-in closet. Two additional bedrooms share a well-appointed 4-piece bathroom. The fully developed basement features an ILLEGAL SUITE with a SEPARATE ENTRANCE and SEPARATE LAUNDRY, offering 2 bedrooms, a spacious rec room, kitchen and a 4-piece bathroom—an excellent setup for extended family. Completing this exceptional property is a TRIPLE ATTACHED HEATED GARAGE, providing ample parking and storage space. Enjoy all the benefits of living in Chestermere, including proximity to Chestermere Lake, parks, pathways, schools and everyday amenities. A HOME WITH SPACE, STYLE & VERSATILITY—ROOM FOR THE WHOLE FAMILY AND MORE!!