



GRASSROOTS
REALTY GROUP

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109 Kinniburgh Boulevard E Boulevard E
Chestermere, Alberta

MLS # A2334828



\$869,000

Division:	Kinniburgh North		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,678 sq.ft.	Age:	2009 (17 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, City Lot, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	REM
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Jetted Tub, Kitchen Island		

Inclusions:	-
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Welcome to this exceptional residence in the highly sought-after community of Kinniburgh in Chestermere. Offering over 3,600 sq. ft. of meticulously designed living space, this home showcases superior craftsmanship and premium finishes throughout. The main level features a thoughtfully designed layout complemented by a west-facing backyard, providing abundant natural light and ideal outdoor enjoyment. Ample parking is available, along with an oversized garage perfectly suited for vehicles, storage, and workspace needs. The fully developed walkout basement with a separate entrance adds outstanding versatility and functionality. It includes a full kitchen, private laundry, a well-appointed 5-piece bathroom, and two additional bedrooms—ideal for extended family living or potential income opportunities. Recent upgrades enhance the home’s value, including a new furnace and brand-new basement appliances (stove and refrigerator). Situated in the vibrant lakeside community of Chestermere, residents enjoy access to scenic parks, walking paths, playgrounds, and the renowned Chestermere Lake, offering year-round recreation from boating and water sports to winter skating. This is a rare opportunity to own a spacious, well-appointed home in a thriving, family-friendly neighborhood.