



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**353 Kinniburgh Boulevard
Chestermere, Alberta**

MLS # A2340099



\$823,500

Division:	Kinniburgh North		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,533 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Oversized, Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped, No Back Lane, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1

Utilities: -

Inclusions: projector, bike hooks in garage, vacuum system & attachments, green house, solar panels

Located in Kinniburgh of Chestermere. Original owners in this custom built 1 of a kind home that is loaded with upgrades & features which include: triple attached garage, air conditioning, newer 50 gallon water tank, 30 X 11 deck, west facing backyard, custom shutters on windows, 8 built in speakers, 17 solar panels, 2 gas fireplaces, over 3500 sq ft of developed living space, vaulted bonus room, under mount lighting in kitchen,, stainless steel appliances, cat 6 wiring throughout, in floor heating in basement, circulating pump to allow hot water quicker to all taps in home, surge protector installed, total of 4 bedrooms & 3.5 bathrooms, projector included & so much more. The main floor features a den, 2pc bath, spacious great room with gas fireplace, large kitchen that offers a walk through pantry, island & dining room. The upper floor features a large vaulted bonus room, 4pc bath, laundry room with sink & 3 good size bedrooms. The primary bedroom offers a walk in closet & full ensuite with soaker tub & a 2 sided gas fireplace. The lower level features a 3pc bath, bedroom, family room games room & utility room. This home shows pride of ownership & offers neutral colors throughout. Close to parks, green spaces, Chestermere Lake, easy access to Calgary & a short walk to the school. Click on link to view 3D walkthrough.