



GRASSROOTS
REALTY GROUP

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437 Kinniburgh Boulevard
Chestermere, Alberta

MLS # A2343685



\$765,000

Division:	Kinniburgh South		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,602 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Lawn		

Heating: Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Bar, Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1

Utilities: -

Inclusions: Pool Table, Shed, Beverage Fridge, Water Filtration System

TRIPLE GARAGE | 3700+ SQ FT LIVING SPACE | | CLOSE TO LAKE & 9 SCHOOL | If your family needs more room to LIVE, WORK, ENTERTAIN AND GROW, this Chestermere home delivers the space both inside and out. With 4 BEDROOMS, MULTIPLE LIVING AREAS, a FULLY DEVELOPED BASEMENT and TRIPLE ATTACHED GARAGE, there's room for everyone without sacrificing the features that make a home feel special. Step inside to 9' MAIN-FLOOR CEILINGS and an impressive LIVING ROOM WITH SOARING 18' CEILINGS. A wall of windows brings in an abundance of NATURAL LIGHT, while the floor-to-ceiling stone fireplace creates a dramatic focal point. HARDWOOD flooring runs through the main living areas, adding warmth to the bright, open layout. The kitchen is designed for both everyday family life and entertaining, featuring GRANITE COUNTERTOPS, 42" UPPER CABINETRY, stainless steel appliances, a large ISLAND with seating and a WALK-THROUGH PANTRY. The adjoining dining area is perfect for family gatherings and opens directly to the deck and backyard. A MAIN-FLOOR OFFICE, MUDROOM and 2-piece bathroom complete this level. Upstairs, the BONUS ROOM provides another comfortable place for the family to relax and overlooks the living area below. The primary bedroom features a large walk-in closet and 5-PIECE ENSUITE with dual vanities, a SKYLIGHT and large dual-head shower. Two additional bedrooms, a full 4-pc bathroom and convenient UPPER-FLOOR LAUNDRY complete the upper level. The FULLY DEVELOPED BASEMENT adds even more room to spread out, with a large RECREATION ROOM, WET BAR, 4th BEDROOM and FULL BATHROOM. There's plenty of space for movie nights, a pool table, entertaining friends or giving teenagers and overnight guests an area

of their own. Outside, step onto the deck overlooking the private and fenced WEST FACING BACKYARD. The TRIPLE ATTACHED GARAGE includes built-in storage for tools, equipment and recreational gear. CENTRAL AIR CONDITIONING, built-in speakers, central vac and UPDATED on demand HOT WATER system add everyday comfort and convenience. Located in the LAKESIDE COMMUNITY OF CHESTERMERE, this is a location families will appreciate. EAST LAKE SCHOOL (K–9) IS JUST ABOUT A MINUTE AWAY, with parks, pathways, playgrounds, shopping and everyday amenities nearby. CHESTERMERE LAKE adds another dimension to family life, with boating, paddleboarding and summer days on the water, along with year-round recreation. Don’t miss out!