

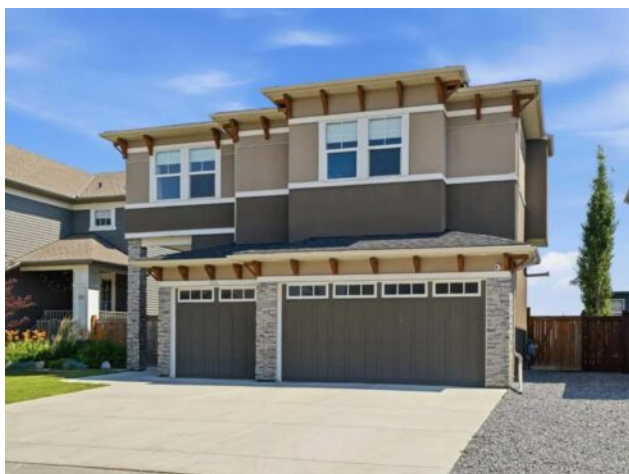


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**114 Kinniburgh Road
Chestermere, Alberta**

MLS # A2344813



\$929,900

Division:	Kinniburgh North		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,064 sq.ft.	Age:	2017 (9 yrs old)
Beds:	6	Baths:	5
Garage:	Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Triple L		
Lot Size:	0.13 Acre		
Lot Feat:	Brush, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, No Back L		

Heating:	Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	attached four exterior video cameras		

Located only minutes from Chestermere Lake, schools, shopping, playgrounds and local cafés, you can enjoy the space of a large family home while still being close to everything this lake community has to offer. With over 4,000 sq. ft. of developed living space, six bedrooms, five full bathrooms and a triple-car garage, this home offers an incredible amount of space for a growing or multi-generational family. The main floor has a bright, open layout with 9-foot ceilings, hardwood and tile flooring, a front office and a full four-piece bathroom. The kitchen offers quartz countertops, custom cabinetry, high-end stainless steel appliances, a gas stove and a separate spice kitchen. The living room, dining area and kitchen all overlook the open fields behind the home. There is also a walk-through mudroom with custom-built organizers to help keep everyday family life organized. Upstairs, you will find four bedrooms, three full bathrooms, a large bonus room and a laundry room with a sink. All four bedrooms have direct bathroom access, along with custom closets and internet and cable connections. The primary bedroom has beautiful open views, a large walk-in closet and an impressive ensuite with heated tile, dual sinks, a jetted tub and a separate shower. Many of the closets and built-ins throughout the home were custom-built by hand on-site. The fully finished basement adds two more bedrooms, another full bathroom, a large recreation room, a media area with built-ins, a custom wet bar and a flexible room that could be used as a gym, office or hobby room. With a separate side entrance and two furnaces, the basement offers plenty of options for extended family, guests or teenagers. Outside, the fenced backyard backs onto sprawling open fields and includes a deck, exposed aggregate patio and in-ground sprinklers. The home also has two air-conditioning units to keep

everyone comfortable during the summer. If you're looking for plenty of space, great views and the lifestyle that comes with living only minutes from Chestermere Lake, 114 Kinniburgh Road is definitely worth seeing. Click the link to view the virtual tour!