



GRASSROOTS
REALTY GROUP

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**202 Kinniburgh Crescent
Chestermere, Alberta**

MLS # A2345513



\$828,800

Division:	Kinniburgh North		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,483 sq.ft.	Age:	2022 (4 yrs old)
Beds:	7	Baths:	5
Garage:	Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	RC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Walk-In Closet(s)		

Inclusions:	Refrigerator x2, Gas Range, Range Hood x2, Dishwasher x2, Microwave Hood Fan, Electric Range x2, Washer x2, Dryer x2
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IN KINNIBURGH NORTH!! LEGAL SUITE BASEMENT!! SEPARATE ENTRANCE & SEPARATE LAUNDRY!! TRIPLE ATTACHED GARAGE!! 3300+ SQFT OF LIVING AREA!! MAIN FLOOR BED AND FULL BATH!! SPICE KITCHEN!! 7 BEDROOMS!! 5 BATHROOMS!! Step inside and feel the space flow! The main floor welcomes you with a private office & the perfect setting for work or study. The heart of the home is the chef-inspired kitchen, featuring a large island, and a SPICE KITCHEN designed for elevated cooking. The dining area and living room connect seamlessly, highlighted by a gas fireplace and windows that flood the space with natural light. The dining area offers direct access to the backyard deck. A 4pc bathroom on the main floor adds everyday convenience. Upstairs, comfort meets function. You'll find 4 spacious bedrooms and 3 full bathrooms, including a stunning PRIMARY BEDROOM with a 5pc ensuite and walk-in closet. Another bedroom enjoys its own 4pc ensuite and walk-in closet, while the remaining two bedrooms share a beautifully finished 5pc bathroom. Laundry on the upper floor makes daily living effortless. The LEGAL SUITE BASEMENT is a standout feature—complete with a SEPARATE ENTRANCE, 2 bedrooms, full kitchen, rec room, 4pc bathroom, and separate laundry. Enjoy the south-facing side landscaped yard with two 4' x 8' garden beds, plus a patio that steps down to a brick landing pad—perfect for additional entertaining space. And with a TRIPLE ATTACHED GARAGE, parking and storage are never an issue. Located in the desirable Kinniburgh North, this home delivers space, style, and versatility—all in one exceptional package. WHERE LUXURY MEETS FUNCTION—THIS IS KINNIBURGH NORTH LIVING AT ITS BEST!!

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