



GRASSROOTS
REALTY GROUP

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134 Kinniburgh Lane
Chestermere, Alberta

MLS # A2349090



\$769,900

Division:	Kinniburgh North		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,352 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot, Rectangular Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: A/C

Welcome to this beautiful property situated on a desirable corner lot, this fully developed home offers a spacious and functional layout with plenty of room for the whole family. Step inside to a welcoming foyer that leads into the bright and open main floor. The main level features a spacious living room with a gas fireplace, a well-appointed kitchen with a large island, ample cabinetry and a generous dining area, making it ideal for both everyday living and entertaining. A main floor office with French doors provides a quiet and private space for working from home, along with a convenient 2-piece bathroom. Upstairs, you will find three spacious bedrooms, including a large primary bedroom with a walk-in closet and a luxurious 5-piece ensuite. A generous bonus room provides additional living space and can be used as a family room or a play area. The upper floor also includes a convenient laundry room and an additional 4-piece bathroom. The fully developed basement offers even more living space with a huge recreation/living room, a fourth bedroom and a full bathroom – perfect for guests, teenagers or additional family living space. The home also features a large double attached garage, providing plenty of room for vehicles and storage. Outside, enjoy the fully fenced backyard with the added benefit of being directly beside a park, offering extra green space and a great setting for families. Additional features include central air conditioning and new paint. A fantastic opportunity to own a spacious family home in a prime corner-lot location next to a park.