



GRASSROOTS
REALTY GROUP

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**116 Kinniburgh Boulevard
Chestermere, Alberta**

MLS # A2352561

\$925,000

Division:	Kinniburgh North		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,124 sq.ft.	Age:	2016 (10 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Few Trees, No Neigh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	REM
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: None

Welcome to this stunning sun filled two storey walkout home in the heart of Chestermere, backing onto a green space and play area with no neighbour on one side and direct walking path access to the green area beside the house. Situated on a desirable corner lot with a walking path lined with mature trees right next to the property, this home offers both privacy and natural beauty. This west facing beauty is bathed in natural light, with huge windows in the living room and kitchen that invite beautiful morning light into the main living areas each day. The main floor features elegant hardwood flooring and ceramic tile. As you enter the home you are welcomed by a huge foyer area, a spacious living room with a breakfast nook, a fully upgraded kitchen with built in appliances, a huge kitchen countertop, and a walk through huge pantry, plus a formal dining room, a den or office, and a convenient washroom. Upstairs you will find two master bedrooms along with two additional bedrooms for four total, a bonus room, and three full washrooms. The walkout basement is fully finished and includes two more bedrooms, a huge living area, a large theatre room, a full washroom, and a kitchen counter and bar with cabinets, perfect for serving and entertaining during parties. This home also features an extended double attached garage with room to park two cars inside and three more on the driveway. This house has tonnes of upgrades and is fully loaded with features. You will fall in love with this home the moment you arrive. Backing directly onto a playground and located within walking distance to Chestermere Lake, as well as close to schools and shopping, this bright and inviting home offers the perfect blend of luxury, comfort, and family friendly convenience. Book your private showing today.

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