

247 Kinniburgh Road
Chestermere, Alberta

MLS # A2201358



\$649,900

Division:	Kinniburgh		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,944 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Level, Low Maintenance Landscape, Rectangular		

Heating:	Forced Air
Floors:	Carpet, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, Kitchen Island, Quartz Counters, Soaking Tub

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: DC(R-2)

Utilities: -

Inclusions: N/A

NEARLY 2700 SQFT OF LIVING SPACE, 5 BEDS, 4 BATHS, 2 CAR ATTACHED GARAGE, BACK YARD - Beautiful home with elegant design. Walking into this home you are greeted with a foyer that opens to your OPEN CONCEPT main floor and 2 CAR GARAGE ACCESS. The kitchen is fully equipped with all STAINLESS STEEL APPLIANCES, large windows bring in a lot of natural light and a FIREPLACE warms the space. The upper level has LAUNDRY, 3 BEDS AND 2 BATHS. One of which is a 4PC ensuite with SOAK TUB. A FAMILY room on this upper level completes the space. A large DECK and BACK YARD access adds value to this space. FULLY FINISHED BASEMENT offering FULL BATH and OVERSIZED BEDROOM with 2 WINDOWS as well as another ROOM that can be used as a second BEDROOM OR DEN/OFFICE. This home is in a solid location with shops, schools and parks all close by.