



**GRASSROOTS**  
REALTY GROUP

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**197 Kinniburgh Circle  
Chestermere, Alberta**

**MLS # A2233873**



**\$859,900**

<b>Division:</b>	Kinniburgh North		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,702 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** N/A

TRIPLE ATTACHED GARAGE!! WALK-UP BASEMENT!! OVER 3600+ SQFT OF ELEGANT LIVING SPACE!! 5 BEDS 5 BATHS!! BASEMENT CAN BE EASILY CONVERTED INTO LEGAL / ILLEGAL SUITE WITH SUBJECT TO CITY APPROVAL. BASEMENT WET BAR CAN BE CONVERTED INTO KITCHEN. This beautifully crafted masterpiece offers luxury on every level&mdash;featuring 9FT CEILINGS and 7FT DOORS throughout for a spacious, upscale feel. The main floor welcomes you with a bright HOME OFFICE, a stunning kitchen with large island, modern cabinetry and PANTRY flowing seamlessly into a cozy living room with FIREPLACE and a dining area that opens onto the DECK&mdash;perfect for indoor/outdoor entertaining. This home is equipped with a water softener and a full water purification system for added comfort and quality. You&rsquo;ll also find a convenient laundry room and a 2PC bath on this level. Upstairs boasts 4 BEDROOMS & 3 FULL BATHS, including TWO MASTER SUITES! The primary retreat offers a luxurious 5PC ENSUITE and a HUGE WALK-IN CLOSET, while another bedroom features its own 4PC ENSUITE. Two more generous bedrooms share a 4PC bath and a BONUS ROOM completes the upper level. The FINISHED WALK-UP BASEMENT is the ultimate hangout that complete with a LARGE REC ROOM, stylish WET BAR, a spacious bedroom, full 4PC bath and private access to the backyard. The outdoor space is just as impressive&mdash;with a MASSIVE YARD and a beautiful GAZEBO area that&rsquo;s perfect for summer gatherings. Located near schools, parks, shopping, and just moments from the POND and CHESTERMERE LAKE&mdash;this is the one that truly checks every box. STEP INTO A HOME THAT STANDS OUT&mdash;THIS IS KINNIBURGH LIVING AT ITS FINEST.

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