



**GRASSROOTS**  
REALTY GROUP

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**273 Kinniburgh Boulevard W  
Chestermere, Alberta**

**MLS # A2240915**



**\$899,500**

<b>Division:</b>	Kinniburgh North		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,869 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry		
<b>Inclusions:</b>	N/A		

Step into this move in ready, freshly painted beautifully well-lit home featuring a Triple Car attached Garage. With a total of four spacious bedrooms on the upper level, there's plenty of room for the whole family. The main floor boasts an open-concept layout perfect for entertaining an abundance of natural light throughout . With a large kitchen that comes with granite countertops, a huge island for casual meals or entertaining, plenty of cupboards for storage, and a walk-in pantry to keep things organized. The dining area is practical and inviting with a built-in hutch. Downstairs, you'll find a fully finished basement complete with a separate 2-bedroom illegal suite—ideal for extended family, guests, or rental income potential. This home offers the perfect balance of comfort, space, and functionality. Don't miss your opportunity to see it!