



GRASSROOTS
REALTY GROUP

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**327 Kinniburgh Place
Chestermere, Alberta**

MLS # A2243571



\$999,000

Division:	Kinniburgh North		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,012 sq.ft.	Age:	2023 (2 yrs old)
Beds:	7	Baths:	5
Garage:	Off Street, Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Cul-De-Sac, Open Lot		

Heating:	ENERGY STAR Qualified Equipment	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Partially Finished, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		
Inclusions:	na		

LUXURY LIVING AT ITS FINEST ! Welcome to 327 Kinniburgh Place, in the highly sought-after Lake community of Chestermere. This Executive quality home boasts 3 fully finished levels complete with upgrades throughout.! Large open concept. OPEN TO BELOW living room on the main floor. 10 ' ceiling all over Main floor and ' doors. Main floor boasts a FULL BATH and BEDROOM for ELDERLY PARENTS. It also includes an impressive Chef Kitchen, featuring quartz's countertops, impressive upgraded light fixtures, a large double fridge, gas range, double wall ovens, full-height modern white cabinets, and an impressive spice kitchen with pantry. Open to the kitchen is a large dining area and modern living area complete with a feature wall of built-ins, surrounding a beautiful gas fireplace. Completing this main floor is a gorgeous SECOND LIVING ROOM space off the main entrance, a large mudroom off the garage, and a gorgeous 3 piece bathroom! Enjoy the abundance of natural light with large windows throughout the home . Head upstairs WITH BEAUTIFUL GLASS RAILING, where you will find a large sun-drenched bonus room. Your large master bedroom features a spa-like en suite and a large walk-in closet! Apart from the master, you will find a second master with 4 pc ensuite and 2 walk-in closets, 2 other bedrooms, 1 full bathroom, and a well-placed laundry room. Escape to the fully finished WALK-OUT basement, This gorgeous space comes complete with a BAR FEATURE , HUGE LIVING ,DINNING AREA another beautiful 4 piece bathroom, and 2 additional bedrooms! Extend your summers in the fabulous backyard . Total 7 bedrooms and 5 full bathrooms. Chestermere is a vibrant family community with a multitude of parks, pathways, playgrounds, and of course beautiful Chestermere Lake, providing access to beaches, water sports, and

boating in the summer months or skating in the winter months! Don't miss out on this amazing opportunity. THERE WAS NO DETAIL MISSED WHEN THIS HOUSE WAS BUILT ,COME CHECK OUT THIS BEAUTIFUL PROPERTY TO CALL YOUR NEXT HOME.