

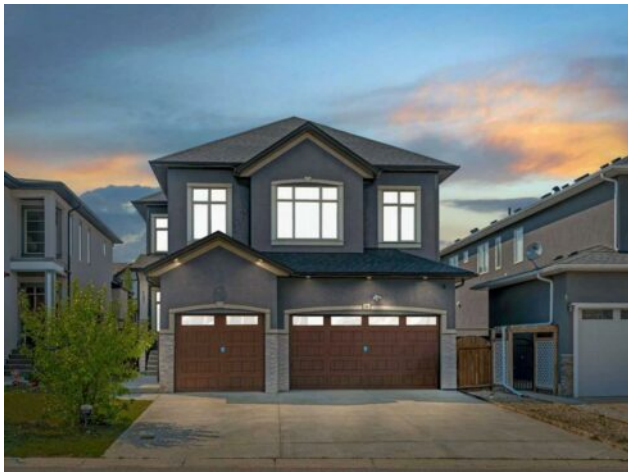


GRASSROOTS
REALTY GROUP

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197 Kinniburgh Circle
Chestermere, Alberta

MLS # A2244893



\$849,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	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—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—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’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—with a MASSIVE YARD and a beautiful GAZEBO area that’s perfect for summer gatherings. Located near schools, parks, shopping, and just moments from the POND and CHESTERMERE LAKE—this is the one that truly checks every box. STEP INTO A HOME THAT STANDS OUT—THIS IS KINNIBURGH LIVING AT ITS FINEST.

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