

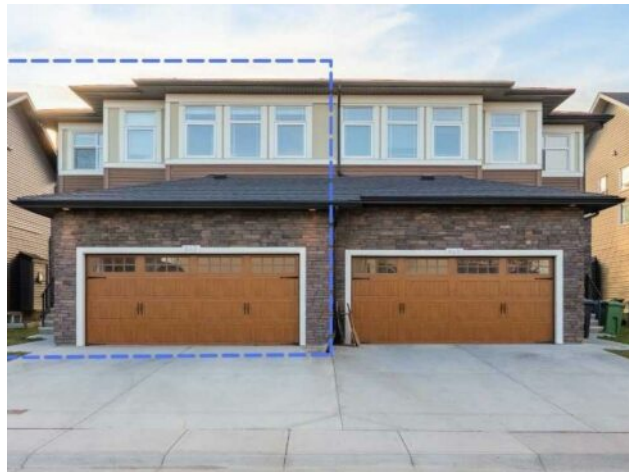


GRASSROOTS
REALTY GROUP

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**243 Kinniburgh Road
Chestermere, Alberta**

MLS # A2262693



\$617,900

Division:	Kinniburgh North		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,924 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Vinyl Siding, Wood Frame	Zoning:	DC (r2)
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Quartz Counters, Vinyl Windows		

Inclusions: none

PRICE REDUCED!!!! Welcome to 243 Kinniburgh Road in the family-friendly community of Kinniburgh, Chestermere! This beautiful 3-bedroom, 2.5-bathroom home offers 1,924 sq. ft. of bright and open living space, perfect for modern family life. The main floor features a spacious open-concept layout with large windows that fill the home with natural light. The kitchen boasts stainless steel appliances, quartz countertops, a large island, and plenty of cabinet space—ideal for cooking and entertaining. The adjoining living room is warm and inviting, centered around a cozy fireplace. A dining area opens onto the west-facing back deck, perfect for relaxing and enjoying evening sunsets. Upstairs, you’ll find three generous bedrooms, including a primary suite with a walk-in closet and private ensuite. Convenient upstairs laundry makes daily chores a breeze. The unspoiled basement offers endless possibilities for future development. This vacant home is move-in ready and located close to schools, parks, walking paths, and all of Chestermere’s great amenities. Don’t miss the opportunity to make this bright and stylish home yours!