243 Kinniburgh Road
Chestermere, Alberta

MLS # A2262693

$579,900

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!!!! Vacant and Move in Ready!!! 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!