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243 Kinniburgh Road Chestermere, Alberta

MLS # A2262693



\$629,900

Division:	Kinniburgh North			
Type:	Residential/Duplex			
Style:	2 Storey, Attached-Side by Side			
Size:	1,924 sq.ft.	Age:	2018 (7 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			

Forced Air	Water:	-
Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Asphalt Shingle	Condo Fee:	-
Full	LLD:	-
See Remarks, Vinyl Siding, Wood Frame	Zoning:	DC (r2)
Poured Concrete	Utilities:	-
	Carpet, Ceramic Tile, Vinyl Plank Asphalt Shingle Full See Remarks, Vinyl Siding, Wood Frame	Carpet, Ceramic Tile, Vinyl Plank Asphalt Shingle Full See Remarks, Vinyl Siding, Wood Frame Condo Fee: LLD: Zoning:

Features: High Ceilings, Kitchen Island, Quartz Counters, Vinyl Windows

Inclusions: none

PRICE REDUCED!!!! OPEN HOUSE SATURDAY & SUNDAY FROM 11-1PM ...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'Il 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!