



**243 Kinniburgh Road  
Chestermere, Alberta**

**MLS # A2262693**



**\$617,900**

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

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