



GRASSROOTS
REALTY GROUP

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**332 kinniburgh Boulevard
Chestermere, Alberta**

MLS # A2263648

\$989,500



Division:	Kinniburgh North		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,726 sq.ft.	Age:	2010 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Lands		

Heating:	Central	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Walk-Out To Grade	LLD:	-
Exterior:	Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Solar Tube(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	Solar Panels		

Luxury Walkout Home Backing Onto a Pond & Steps From School, Park & Shops! Prepare to be impressed by this beautifully designed 2725 SQFT walkout home, perfectly situated on a large lot backing onto a serene pond and lush green path and accross from East Lake School. With a thoughtful layout, elegant finishes, and a family-friendly location, this home strikes the perfect balance between luxury and comfort. From the moment you walk in, you'll notice the attention to detail everywhere & from the spacious tiled foyer to the 9-foot knockdown ceilings and rich hardwood floors that flow throughout the main level. French doors open to a bright main floor den, ideal for your home office or study. At the heart of the home is a chef's kitchen designed to impress. Featuring custom two-tone cabinetry, granite countertops, a large central island with seating, and stainless steel appliances, including a gas range and professional hood fan, this kitchen is both beautiful and functional. The glass-front cabinets and walk-in pantry complete the space with flair. From the dining area, step out onto your massive vinyl deck with glass railings, where you can take in peaceful pond views & the perfect setting for morning coffee or sunsets. The stairs lead to a fully landscaped backyard, offering plenty of space for kids and pets to play. Upstairs, you'll find four spacious bedrooms, including a luxurious primary suite with vaulted ceilings and picturesque pond views. The spa-inspired ensuite includes double granite vanities, a large soaker tub, a separate shower, and heated tile floors (also found in every bathroom!). A bonus room and stylish 5-piece main bath complete the upper level & perfect for family movie nights or a homework zone. No carpet anywhere & just elegant hardwood , tile and vinyl plank throughout, combining luxury style with

easy upkeep. The fully finished walkout basement extends your living space with a bright family room, recreation area with a wet bar, 5th bedroom, and full bath — with potential for a 6th bedroom if desired. Oversized windows bring in natural light and connect you to your private backyard retreat. This home is thoughtfully equipped with energy-efficient solar panels, reducing monthly utility costs while contributing to a more sustainable future. Additional highlights include a finished double garage, and enclosed storage under the deck.