



**GRASSROOTS**  
REALTY GROUP

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**269 Kinniburgh Boulevard  
Chestermere, Alberta**

**MLS # A2264939**



**\$840,000**

<b>Division:</b>	Kinniburgh North		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,681 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Garden, Lawn, Open Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Discover this exceptional two-story residence in the highly sought-after community of Kinniburgh, Chestermere. It showcases 3,960 sq ft of beautifully finished living space designed for modern family living with a touch of sophistication. Step through the grand entrance into an inviting main level featuring vaulted ceilings, a stunning open-to-below living room, and large windows that fill the home with an abundance of natural light. The open-concept layout flows effortlessly, creating an ideal setting for both entertaining and everyday comfort. A versatile main-floor office provides a quiet space to work from home or can easily serve as a sixth bedroom for guests or multi-generational living. Upstairs, you'll find four spacious bedrooms, including a luxurious primary suite complete with a spa-inspired ensuite, soaker tub, dual vanities, and a walk-in closet. The fully developed basement adds another layer of flexibility, offering a fifth bedroom, a full bathroom, and open space ready for your vision — whether that's a home theatre, wet bar, gym, or entertainment lounge. Enjoy the outdoors in your large, landscaped backyard, which features a beautiful gazebo. This space is perfect for hosting or relaxing with family. Ideally located close to Chestermere Lake, top-rated schools, shopping, parks, and pathways, this home combines luxury, location, and lifestyle in one remarkable package. Experience elevated living in one of Chestermere's premier communities. Welcome home to Kinniburgh!