



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**388 Kinniburgh Boulevard
Chestermere, Alberta**

MLS # A2265735



\$1,099,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Kinniburgh North | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 3,236 sq.ft. | Age: | 2013 (12 yrs old) |
| Beds: | 6 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Garage Faces Front | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Corner Lot | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | R-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows | | |
| Inclusions: | N/A | | |

This is a wonderful opportunity to own a spacious home in the highly sought-after Kinniburgh community in Chestermere. With over 4,600+ sq ft of living space, a walkout basement, and a warm, inviting layout, this house is ready to become your family's haven. From the moment one steps through the foyer, the home reveals its character. An open, bright ambiance tempered by a gracious 9-foot ceiling and an open-concept layout that softly guides the eye toward generous windows, allowing abundant natural light to wash the interior. The main level elegantly balances reception spaces with everyday livability. A den offers a quiet retreat for study or work, while a half-bath serves guests with discreet practicality. The heart of the home lies in the expansive kitchen, where a substantial island anchors the space, storage is abundant, and quartz countertops gleam beneath a stylish backsplash and contemporary cabinetry. The living and dining areas flow seamlessly from the kitchen, forming an ideal stage for gatherings that feel effortless and intimate in equal measure. Ascending to the upper level, one discovers a sanctuary of repose. The master bedroom stands as a cavernous retreat, complete with a walk-in closet and a private four-piece ensuite, a haven designed for daily renewal. The level continues with 3 additional well-proportioned bedrooms, a full four-piece bathroom, and a bonus room that offers flexible space for relaxation.. A convenient laundry area completes this floor, aligning comfort with practicality. The journey continues downstairs, where the fully finished WALKOUT basement awaits. Here, two more bedrooms, a full kitchen and a full bathroom provide ample accommodation for guests or family members seeking privacy, while a separate side entrance enhances the suite's (ILLEGAL) versatility for multi-generational living or rental opportunities.

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