



GRASSROOTS
REALTY GROUP

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

**111 Kinniburgh Crescent
Chestermere, Alberta**

MLS # A2266884



\$969,900

Division:	Kinniburgh North		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,931 sq.ft.	Age:	2019 (6 yrs old)
Beds:	5	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.27 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	RC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s)		

Inclusions: Range Hood x2, Refrigerator x2

ON ONE OF THE BIGGEST LOT IN AREA (OVER 0.27 ACRES/12011.55 SQ FT)!! TRIPLE ATTACHED GARAGE!! MASSIVE DRIVEWAY TO PARK YOUR RV & TOYS!! NO NEIGHBOURS BEHIND!! MAIN FLOOR BEDROOM & FULL BATH!! 2900+ SQFT OF LIVING SPACE!! 5 BEDROOMS & 4 BATHS!! OPEN TO BELOW!! Welcome to this beautifully designed home in the highly sought-after community of KINNIBURGH! As you step inside, you're greeted by a bright living area open to below, flowing seamlessly into the family room with a cozy fireplace and large windows that fill the home with natural light. The chef-inspired kitchen features stainless steel appliances, built-in features, a large island, and a spice kitchen — perfect for all your culinary needs! A main floor bedroom with a full bath offers convenience and flexibility. Upstairs, you'll find 4 BEDROOMS and 3 FULL BATHS, including a luxurious 5PC ENSUITE BATH and walk-in closet. 2 BEDROOMS share a Jack & Jill 5PC BATH, while the fourth BEDROOM has access to another FULL BATH. The open den area on this level is ideal as a home office or second family room. This home comes complete with a TRIPLE ATTACHED GARAGE and a spacious driveway for extra parking. Located close to Chestermere Lake, schools, parks, and shopping, this is the perfect family home that blends comfort, luxury, and convenience. PERFECT FAMILY HOME IN KINNIBURGH — MOVE-IN READY AND WAITING FOR YOU!!