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327 Kinniburgh Place Chestermere, Alberta

MLS # A2267708



\$999,000

Division: Kinniburgh North Residential/House Type: Style: 2 Storey Size: 3,012 sq.ft. Age: 2023 (2 yrs old) **Beds:** Baths: Garage: Off Street, Triple Garage Attached Lot Size: 0.12 Acre Lot Feat: Cul-De-Sac, Open Lot

Heating: Water: **ENERGY STAR Qualified Equipment** Floors: Sewer: Hardwood, Laminate, Tile Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full Exterior: Zoning: Concrete, Mixed, Vinyl Siding R-1 Foundation: **Poured Concrete Utilities:**

Features: Bar, Built-in Features, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance

Inclusions: na

LUXURY LIVING AT ITS FINEST! Welcome to 327 Kinniburgh Place, in the highly sought-after Lake community of Chestermere. This Executive quality home boasts 3 fully finished levels complete with upgrades throughout.! Large open concept. OPEN TO BELOW living room on the main floor. 10 ' ceiling all over Main floor and 8' doors. Main floor boasts a FULL BATH and BEDROOM for ELDERLY PARENTS. It also includes an impressive Chef Kitchen, featuring quartz's countertops, impressive upgraded light fixtures, a large double fridge, gas range, double wall ovens, full-height modern white cabinets, and an impressive spice kitchen with pantry. Open to the kitchen is a large dining area and modern living area complete with a feature wall of built-ins, surrounding a beautiful gas fireplace. Completing this main floor is a gorgeous SECOND LIVING ROOM space off the main entrance, a large mudroom off the garage, and a gorgeous 3 piece bathroom! Enjoy the abundance of natural light with large windows throughout the home. Head upstairs WITH BEAUTIFUL GLASS RAILING, where you will find a large sun-drenched bonus room. Your large master bedroom features a spa-like en suite and a large walk-in closet! Apart from the master, you will find a second master with 4 pc ensuite and 2 walk-in closets, 2 other bedrooms, 1 full bathroom, and a well-placed laundry room. Escape to the fully finished WALK-OUT basement, This gorgeous space comes complete with a BAR FEATURE, HUGE LIVING, DINNING AREA another beautiful 4 piece bathroom, and 2 additional bedrooms! Extend your summers in the fabulous backyard. Total 7 bedrooms and 5 full bathrooms. Chestermere is a vibrant family community with a multitude of parks, pathways, playgrounds, and of course beautiful Chestermere Lake, providing access to beaches, water sports, and

