



GRASSROOTS
REALTY GROUP

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**171 Kinniburgh Road
Chestermere, Alberta**

MLS # A2283811



\$629,000

Division:	Kinniburgh North		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,775 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	DC R2
Utilities:	-

Inclusions: SHED, KIDS SLIDE

Welcome to your new home. Located in the desirable community of Kinniburgh in the city of Chestermere. Over 2,400 SF of developed space on all 3 levels. Whether you are looking for a first time home, or starter home, or upgrading to suit your growing family, this home has it all for you. Enter on the main floor through the spacious foyer and you are greeted with the open concept design, many windows, plenty of sunlight, hardwood flooring throughout and smart design. Features include fireplace in the primary living room, gas range stove and range hood in the kitchen, 2 pc guest washroom, and access to the double attached garage. The upper level includes 3 bedrooms, 2 full bathrooms, a bonus room and laundry room. A Great size for all the bedrooms. The fully finished and professionally developed basement has a sound treated theatre room, featuring sound dampening insulation speaker wiring and electrical for ceiling mounted projector. You will definitely enjoy movie night or watching and hosting the big games here. Basement ceilings are insulated throughout with full wall and ceiling insulation in the bathroom. Extra added touch: (plumbing clean out access is conveniently located via 3 visible access hatches). A large bedroom, 3 piece bathroom complete the basement. Other upgrades include a newly installed humidifier, and recently serviced furnace as well. But wait, there's more; the backyard features a non-permanent deck extension supported on concrete blocks and fully framed. The deck has been updated with new boards and stained. The fence was completed and stained approx 1 year ago. A large storage shed is conveniently included along with a children's treehouse with built in sandbox, a properly installed legal fire pit with a concrete base and a well established garden area with nutrient rich soil enhanced annually with

compost. This home has too many features to list them all, you must come and see for yourself and make this your next dream home. Call your favourite realtor today.