



**235 Kinniburgh Road
Chestermere, Alberta**

MLS # A2286638



\$559,900

Division:	Kinniburgh North		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,789 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating: Central, Fireplace Insert, Natural Gas

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, Pantry, Quartz Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: DC(R-2)

Utilities: -

Inclusions: none

Welcome to this freshly updated 1,789 sq ft semi-detached home with double attached garage in the sought-after community of Kinniburgh. Located on a quiet street within walking distance of East Lake School, Camp Chestermere, Parks/playgrounds and Kinniburgh plaza, this home offers the perfect combination of comfort, lifestyle, and convenience. This move-in ready home features fresh paint and new carpet throughout, creating a bright and modern feel from the moment you step inside. The open concept main floor with 9ft ceilings is designed for everyday living and entertaining. The kitchen offers quartz countertops, ample cabinet and counter space, convenient pantry, and stainless steel appliances. The adjacent living room is anchored by a cozy gas fireplace. Upstairs, you'll find spacious bedrooms including a large primary with 4 piece ensuite and a walk in closet. Two additional bedrooms, a second four piece bath, a bright bonus room complete the second floor. Step outside to your fully fenced, west facing backyard to enjoy afternoon sun. The deck provides space for summer BBQ's and outdoor dining. Enjoy all that Chestermere has to offer this summer including its numerous beaches, lake activities and extensive pathway system. You'll love calling this home!