



108 KINNIBURGH Circle
Chestermere, Alberta

MLS # A2292849



\$799,000

Division:	Kinniburgh North		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,021 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, High Ceilings, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to 108 Kinniburgh Circle, a stunning home offering over 3,000 sq. ft. of beautifully designed living space in one of the community's most desirable locations. From the moment you step inside, you'll be impressed by the open-concept floor plan, 9-foot ceilings, rich hardwood flooring, and a dramatic open-to-below feature with elegant wood and iron railings that create a bright and spacious feel throughout the home. The chef inspired kitchen is the heart of the home, featuring built-in appliances, granite countertops, and a large centre island perfect for cooking, entertaining, and gathering with family and friends. The main floor offers exceptional versatility with a living room, dining room, den, and a cozy family room highlighted by a beautiful stone tile feature wall and built-in wall unit. Upstairs, you'll find four spacious bedrooms, a convenient upper floor laundry room, and a large bonus room, providing plenty of space for family living and relaxation. The stunning heated garage also includes new epoxy flooring. The spacious west facing backyard is perfect for enjoying sunny afternoons and evening sunsets from your deck. Located in a fantastic family friendly community, this home is surrounded by beautiful lakes, ponds, parks, and scenic walking paths, and is within walking distance to schools, making it ideal for families looking for both convenience and lifestyle. This is a wonderful opportunity to own a spacious, feature packed home in an incredible location. Don't miss it!