



**305 Kinniburgh Cove  
Chestermere, Alberta**

**MLS # A2299246**



**\$998,000**

<b>Division:</b>	Kinniburgh North		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,664 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, No Back Lane, See Remarks		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Separate Entrance, Skylight(s), Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this stunning estate home - a rare combination of size, style and functionality for growing families of all kinds. Boasting 6 spacious bedrooms and 4.5 bathrooms, this beautifully designed home showcases a gorgeous kitchen with quartz countertops, a large cooktop island, built-in features, and a convenient butler's pantry perfect for hosting and extra storage. The open floor plan flows seamlessly into the living and dining areas, highlighted by elegant coffered ceilings and an abundance of natural light. Upstairs, you'll find generously sized bedrooms - each with direct access to a bathroom. Large bonus room, offering the perfect space for a media room, playroom, or additional family lounge. The fully developed basement adds incredible versatility with two additional bedrooms, a spacious rec/family room, and a bar/kitchen area. With its own private entrance, this level is ideal for multi-generational living, older children, or added privacy for guests. Outside, enjoy the convenience of a massive triple car garage and a location that truly can't be beat. Situated on a quiet street while being just steps away from schools, parks, and a wide range of amenities. This is an opportunity to own a large, thoughtfully designed family home that offers both comfort and flexibility