



**112 Kinniburgh Close
Chestermere, Alberta**

MLS # A2300195



\$749,000

Division:	Kinniburgh North		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,201 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R 1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Fridge in Basement		

Beautiful family home on a QUIET CHILD FRIENDLY STREET. This four bedroom, two storey home offers over 3,100 sq. ft. of developed living space on a large pie shaped lot. The open concept main floor features a spacious kitchen with upgraded appliances, abundant cabinetry, pantry and hardwood flooring throughout. The living room includes a gas fireplace and large windows overlooking the expansive backyard. A functional mudroom with built-in bench adds everyday convenience. Upstairs, enjoy a vaulted ceiling bonus room, a king sized primary bedroom with ensuite, generously sized secondary bedrooms and second floor laundry with built-in cabinetry. The FULLY FINISHED BASEMENT includes a bedroom, full bathroom, and kitchenette (no stove/oven), ideal for guests or extended family. The extra large backyard offers a pergola covered deck perfect for outdoor living and entertaining. Additional features include central air conditioning, outdoor storage shed and a programmable hot water recirculation system. WALKING DISTANCE TO EAST LAKE SCHOOL (K-9). An exceptional home for growing families.