



**215 Kinniburgh Road
Chestermere, Alberta**

MLS # A2301342



\$599,900

Division:	Kinniburgh North		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,906 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, No Back		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	DC(R-2)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	TV and Bracket in Master Bedroom		

Welcome to 215 KINNIBURGH ROAD! Over 2300 sq ft of living space! Truly move-in ready, this well maintained four bedroom, 2.5 bath home offers a bright, open layout and great curb appeal with its double attached garage and inviting front entrance. Step inside to a sunlit main floor where the kitchen stands out with quartz countertops, a large island, pantry, stainless steel appliances, and modern finishes, all opening into the dining area and comfortable living room featuring a mantled gas fireplace and stone surround. Main floor laundry and a convenient two piece powder room complete this level. Upstairs, you'll find a spacious bonus room with a vaulted ceiling, along with three good sized bedrooms. The primary suite offers plenty of space, a walk in closet, and a private ensuite with an oversized shower and soaker tub, while the additional bedrooms share a full four piece bath. The basement adds even more usable space with a large rec room, bedroom and includes a roughed-in bathroom, ready for future development. Outside, the west facing backyard is fully fenced and features a raised deck, fire pit area, plus a gas line for your BBQ. Ideally located within walking distance to East Lake School, shops, and amenities. Book your showing today!