



**215 Kinniburgh Place
Chestermere, Alberta**

MLS # A2304772



\$930,000

Division:	Kinniburgh North		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,962 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Cul-De-Sac		

Heating: Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Mixed

Foundation: Poured Concrete

Features: See Remarks, Separate Entrance, Soaking Tub

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1

Utilities: -

Inclusions: none

Exceptional value in the sought-after community of Kinniburgh! This spacious home sits on a quiet cul-de-sac and offers over 2,900 sq ft of living space with 5 bedrooms, 4 full bathrooms, and an attached triple garage — offered as-is through foreclosure proceedings. The home features an open-concept main floor with a family room with fireplace, dining area, bedroom, full bath, and a well-appointed kitchen with island, granite countertops, and a spice kitchen. The main floor bedroom with direct full bath access is a practical bonus for extended families. Upstairs you'll find 4 bedrooms — each with walk-in closets — 3 full baths, a bonus room, and convenient upper-level laundry. The upper level includes two master suites, with the primary featuring tray ceilings and a 5-piece ensuite. Additional highlights include 9 ft ceilings throughout, quartz/granite finishes, built-in features, and a walk-out basement. This is a rare chance to acquire a well-built home with premium finishes in an established neighbourhood at a foreclosure price. Property is being sold as-is — buyers are encouraged to conduct their own due diligence