



**417 Kinniburgh Cove
Chestermere, Alberta**

MLS # A2139152



\$1,299,000

Division:	Kinniburgh		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,068 sq.ft.	Age:	2015 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Garage Door Opener, Heated Garage, Oversized, Quad or More A		
Lot Size:	0.26 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Lawn, G		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings		

Inclusions: N/A

Check out this exceptional home on over a 1/4 acre lot in Chestermere! This one-of-a-kind property is packed with premium upgrades and features. The open floor plan includes built-in appliances, an oversized island with quartz countertops, a walk-through pantry, engineered hardwood floors, and a cozy gas fireplace. An elevator conveniently services all four levels. Upstairs, the primary bedroom offers large windows with views of green space, a luxurious 5-piece ensuite bathroom, and a spacious walk-in closet. Two additional bedrooms are generously sized, and there’s a large laundry room with built-in cabinets and a sink, as well as a spacious bonus room. The expansive backyard features a large two-tiered deck and irrigation sprinklers. The oversized garage can accommodate four vehicles and boasts epoxy flooring. Yards this big are hard to find in Chestermere! Don’t miss out on this exceptional property—schedule your viewing today!