# \$649,900 - 247 Kinniburgh Road, Chestermere

MLS® #A2201358

#### \$649,900

4 Bedroom, 4.00 Bathroom, 1,944 sqft Residential on 0.09 Acres

Kinniburgh, Chestermere, Alberta

NEARLY 1700 SQFT OF LIVING SPACE, 5 BEDS, 4 BATHS, 2 CAR ATTACHED GARAGE, BACK YARD - Beautiful home with elegant design. Walking into this home you are greeted with a foyer that opens to your OPEN CONCEPT main floor and 2 CAR GARAGE ACCESS. The kitchen is fully equipped with all STAINLESS STEEL APPLIANCES, large windows bring in a lot of natural light and a FIREPLACE warms the space. The upper level has LAUNDRY, 3 BEDS AND 2 BATHS. One of which is a 4PC ensuite with SOAK TUB. A FAMILY room on this upper level completes the space. A large DECK and BACK YARD access adds value to this space. FULLY FINISHED BASEMENT offering FULL BATH and OVERSIZED BEDROOM with 2 WINDOWS as well as another ROOM that can be used as a second BEDROOM OR DEN/OFFICE. This home is in a solid location with shops, schools and parks all close by.







Built in 2018

#### **Essential Information**

MLS® #	A2201358
Price	\$649,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,944

Acres	0.09
Year Built	2018
Туре	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## **Community Information**

Address	247 Kinniburgh Road
Subdivision	Kinniburgh
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 0Y7

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Built-in Features, Kitchen Island, Quartz Counters, Soaking Tub
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full
Exterior	
Exterior Features	Other
Lot Description	Back Lane, Back Yard, Lawn, Level, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date ListedMarch 11th, 2025Days on Market23ZoningDC(R-2)

## **Listing Details**

Listing Office Real Broker

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