

**38, 248 Kinniburgh Boulevard  
Chestermere, Alberta**

**MLS # A2197295**



**\$399,900**

<b>Division:</b>	Kinniburgh		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,383 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 164
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	R-1
<b>Foundation:</b>	None	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, See Remarks		

**Inclusions:** None

Welcome to this stunning 2-bedroom, 2.5-bathroom home in the highly desirable Kinniburgh community of Chestermere, AB! Perfectly located near Lake Chestermere, this home offers a modern open-concept layout, ideal for entertaining and everyday living. Recently freshly painted, the bright and inviting interior creates a warm and welcoming atmosphere. The main floor office is a fantastic bonus, offering flexibility as a third bedroom or a quiet workspace. With an attached garage, you'll have the convenience of parking and extra storage year-round. Nestled in an excellent neighbourhood, this home is just minutes from parks, schools, and shopping, making it the perfect place for families and professionals alike. Plus, enjoy the beauty of lakeside living with easy access to walking trails, outdoor activities, and everything Chestermere has to offer. Don't miss out on this incredible opportunity—schedule your showing today!