

**273 Kinniburgh Boulevard W
Chestermere, Alberta**

MLS # A2203985



\$924,990

Division:	Kinniburgh		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,869 sq.ft.	Age:	2013 (12 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Granite Counters, High Ceilings, Kitchen Island, Pantry, Separate Entrance		

Inclusions: N/A

Welcome to this Exquisite Home with Triple-Car Garage, Abundant Natural Light, and More... Welcome to this stunning residence, as you enter, you're greeted by an expansive foyer. The main floor offers a large kitchen, modern appliances, granite countertops with a large island perfect for entertaining. Great size dining area with a built-in buffet and hutch. The living area offers large windows and 18ft ceilings with a beautiful chandelier at the center of it all. Main floor Laundry for your convenience. This home boasts 4 generously sized bedrooms on the second floor with another full bathroom providing plenty of space for large family and guests. The Primary bedroom offers a large walk in closet and beautiful ensuite filled with natural light. For added convenience, the fully finished basement includes a spacious 2-bedroom illegal suite equipped with its own full kitchen and separate entrance, perfect for extended family or potential rental income. Whether you need extra living space or prefer privacy, this suite provides versatility. Don't miss your opportunity to own this beautiful home!