REALTY ACES
Local . Realty . Aces
GRASSROOTS REALTY GROUP

587-899-3773
justin@realtyaces.ca

199 Kinniburgh Road Chestermere, Alberta

MLS # A2284977



$585,000

Division:	Kinniburgh North		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,765 sq.ft.	**Age:**	2015 (11 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	DC-R2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: none

Price reduced! Located in one of Chestermere’s most sought-after communities, Kinniburgh, this upgraded semi-detached home offers both style and functionality. A spacious front entry welcomes you with an immediate sense of light and openness. The main level features durable vinyl plank flooring throughout, a large laundry room with potential for additional storage. There is a convenient half bath located off the garage entry. There is an open-concept connecting the living room, dining area, and kitchen. The kitchen is finished with white cabinetry, upgraded stainless steel appliances, quartz countertops, an upgraded backsplash, a corner pantry, and a large working island with eating bar. The living room has a corner gas fireplace with an upgraded tile surround, while a feature wall in the dining area adds a stylish focal point to the space. Custom blinds have been installed on the main level, and the home is equipped with central air conditioning. The home was also re-painted . Upstairs, you’ll find a cozy bonus room, three well-sized bedrooms, and thoughtful design throughout. The master bedroom is generously sized and includes a large walk-in closet and a four-piece ensuite. The two additional bedrooms offer ample closet space.. The fully developed basement adds even more living space, featuring a large bedroom, a spacious recreation room, and another four-piece bathroom. A versatile area at the base of the stairs provides the perfect spot for a home office or study nook. Several light fixtures have been upgraded, including the addition of pot lights in the kitchen. The main entrance provides direct access to the double attached garage, and the home offers excellent street appeal. Ideally located close to East Village amenities and just minutes from all that downtown Chestermere has to offer, this home combines comfort, upgrades, and an unbeatable

location.

Copyright (c) 2026 Justin Wiechnik. Listing data courtesy of Diamond Realty & Associates Ltd. Information is believed to be reliable but not guaranteed.