

**239 Kinniburgh Road
Chestermere, Alberta**

MLS # A2305796



\$539,900

Division:	Kinniburgh North		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,773 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Level, No Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC (R-2)
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

First time on the MLS! Experience the perfect blend of style and design in this beautiful 1773 SF semi-detached home. Ideally located in the heart of Kinniburgh, this residence shines as a premier move-in-ready opportunity at an exceptional price point. Step inside to discover a superior open-concept layout. The main floor is bathed in natural light, showcasing 9ft ceilings and a chef-inspired kitchen that features an island with breakfast bar, premium quartz counters, soft-close cupboards and sleek stainless steel appliances. The inviting living area is anchored by a cozy gas fireplace - perfect for both daily life and hosting friends & family. There's a bright, versatile family/bonus room on the upper level along with a spacious primary bedroom that features a large walk-in closet and a four-piece luxury ensuite - complete with a relaxing, corner soaker tub. Two additional bedrooms and a second, four-piece bathroom complete the top floor. Convenience is key throughout the home, including a main-floor powder room and a dedicated mudroom & laundry area located just off the insulated & dry-walled, double-attached garage. Outside, the west-facing backyard is ready for your personal touch - design the deck of your dreams to soak up the afternoon sun. Downstairs, the undeveloped basement offers a clean slate for your future rec room, bedroom or home gym, allowing you to build what you want from day one. Located within walking distance to East Lake School and Kinniburgh Plaza, this home offers an incredible lifestyle in a sought-after community. Don't miss the best opportunity in the neighbourhood!