

**183 Kinniburgh Road**  
**Chestermere, Alberta**

**MLS # A2312729**



**\$599,900**

<b>Division:</b>	Kinniburgh North		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,998 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Landscaped, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	All shelving in basement, Chest freezer, Outdoor umbrella		

Welcome to 183 Kinniburgh Road! If you're looking for a large, family home in one of Chestermere's premier locations you have found it here. Step inside to a bright foyer with a coat closet, bench storage and natural light that sets the tone for this open-concept home. Just around the corner, the space opens into your DREAM kitchen, complete with high quality TWO TONED CABINETRY, STAINLESS STEEL APPLIANCES, GRANITE COUNTERTOPS and a large island perfect for hosting guests or enjoying meals. The kitchen looks out to your formal dining space that is flooded in natural light from your sliding patio doors. You have more than enough space here for a six person table and a buffet. The living room, just off the dining space, offers a cozy space for your family to relax and enjoy the GAS FIREPLACE. This main floor includes a two piece bathroom, dedicated MAIN FLOOR LAUNDRY, ample storage space, a pantry and direct access from your DOUBLE ATTACHED GARAGE. Moving upstairs, you walk into your bonus room, which features VAULTED CEILINGS! A rare find in this style of home. The options for this room are endless: a family room, a home office, a gym or a playroom. The primary bedroom is a true retreat. Located at the back of the home, it offers optimal privacy and the VAULTED CEILINGS continue throughout. Your ensuite is spa-like, featuring a large soaker tub, double sinks and a spacious walk-in shower. You will also appreciate the LARGE WALK-IN CLOSET that this room offers! Two additional bedrooms are located at the front of the home. They are equally spacious and offer large windows for natural sunlight. A four-piece bathroom and a linen closet ensure room for the whole family. The basement is partially finished with a fourth bedroom, it awaits your finishing touches to become an excellent additional living space.

More features you will love about this home include the large, double ATTACHED garage with built-in shelving, vinyl plank flooring, a fully fenced yard (recently stained) and CENTRAL AIR CONDITIONING. Enjoy the benefits of living in a well maintained, turnkey home without the hassle of worrying about landscaping, fencing, building a deck or living near construction. Set in Kinniburgh North, the community is defined by its collection of expansive, high-quality homes that create a strong sense of pride of ownership. This home offers the perfect balance of quiet residential living and everyday convenience, with quick access to Glenmore Trail and Highway 1 for an easy commute to Calgary. Only minutes away, Chestermere Lake offers year-round recreation including boating, paddle boarding, swimming and winter skating. The community features walking paths, playgrounds and green spaces that are ideal for families. Shopping, dining and everyday amenities are close at hand with East Hills and Chestermere Station. Families will appreciate nearby schools including East Lake School (K&ndash;9), Chestermere Lake Middle School. Call for a private viewing today!