

\$1,234,900 - 247 Kinniburgh Place, Chestermere

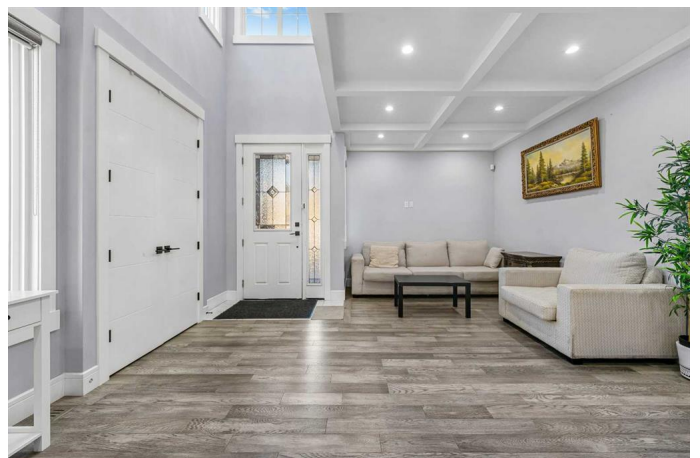
MLS® #A2188577

\$1,234,900

7 Bedroom, 6.00 Bathroom, 3,534 sqft
Residential on 0.11 Acres

Kinniburgh, Chestermere, Alberta

3,533 SqFt | Luxurious Family Home | Walk-out Basement | Chef's Kitchen | Spice Kitchen | Gas Stove | Quartz Countertops | Built-in Stainless Steel Appliances | Sub Zero Refrigerator | Main Level Bed & 3pc Bath | Tray Ceilings | Recessed Lighting | Gas Fireplace | Stone Accent Wall | 4 Upper Level Beds | Upper Laundry & Bonus Room | 2 Bed Walk-Out Basement Suite (illegal) | Separate Entrance | Open Floor Plan | Separate Laundry | Patio | Balcony | Triple Attached Front Garage | Driveway. Welcome to your stunning 2-storey family home boasting 3,534SqFt throughout the main & upper levels with an additional 1,481SqFt in the walk-out basement! The main level opens to a foyer with open to above ceilings complimenting the size of this home, closet storage & a front living room perfect for day seating. The front living room has a textured ceiling adding a pop of modern style to this space. The open floor plan kitchen, dining & living rooms make this the go-to home for entertaining friends & family! The chef's kitchen is outfitted with sparkling quartz countertops, full height cabinets, stainless steel built-in appliances, a sub zero refrigerator, & a grand centre island with barstool seating. Keep this kitchen spotless & enjoy the perks of a spice kitchen! The spice kitchen it finished with a gas stove, range hood, a dual basin sink & incredible cabinet storage. The dining & living rooms are bright with natural light flooding in through the large windows & sliding glass doors that lead



to the balcony. The balcony is a treat making indoor/outdoor dining readily accessible all year round. The family room has a floor to ceiling tile accent wall with a gas fireplace. The main level bedroom has a deep walk-in closet & a 3pc bathroom. The main level is complete with a mudroom off the interior garage door with built-in shelving. Upstairs holds 4 spacious bedrooms, 3.5 bathrooms, a bonus room & laundry room. The primary bedroom is expansive with a deep walk-in closet & private 5pc ensuite bath with dual vanities, a deep soaking jet tub, Shower with a bench & private washing closet. The 2nd primary bedroom has a private 4pc ensuite. Bedrooms 3 & 4 are both spacious & have a Jack & Jill bath! The bonus room is the perfect space to unwind in the evening with your family & a 2pc bath is located here too. The upper level laundry room is every home owner's dream as its located near all the bedrooms & has a sink & storage! Downstairs, the 2 bedroom walk-out basement suite(illegal) has a separate entrance, its own laundry & a bright & spacious living space! The basement door opens to the open floor plan kitchen, dining & living rooms. The kitchen has cabinets above & below, quartz countertops & stainless steel appliances. The open floor plan makes this space flexible for living & dining! The two bedrooms downstairs are both large one with a walk-in closet! The 4pc basement bath has a tub/shower combo & single vanity with storage. Hurry & book a showing today!

Built in 2020

Essential Information

| | |
|------------|-------------|
| MLS® # | A2188577 |
| Price | \$1,234,900 |
| Bedrooms | 7 |
| Bathrooms | 6.00 |
| Full Baths | 5 |

| | |
|----------------|-------------|
| Half Baths | 1 |
| Square Footage | 3,534 |
| Acres | 0.11 |
| Year Built | 2020 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 247 Kinniburgh Place |
| Subdivision | Kinniburgh |
| City | Chestermere |
| County | Chestermere |
| Province | Alberta |
| Postal Code | T1X 1Y2 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 6 |
| Parking | Driveway, Garage Faces Front, On Street, Triple Garage Attached |
| # of Garages | 3 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Tray Ceiling(s), Wired for Sound, Chandelier, Jetted Tub |
| Appliances | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite, Walk-Out |

Exterior

| | |
|-------------------|------------------------|
| Exterior Features | Lighting, Rain Gutters |
|-------------------|------------------------|

| | |
|-----------------|---|
| Lot Description | Back Yard, Interior Lot, Lawn, Rectangular Lot, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Stone, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|--------------------|
| Date Listed | January 24th, 2025 |
| Days on Market | 80 |
| Zoning | R-1 |

Listing Details

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|----------------|--------------|
| Listing Office | RE/MAX Crown |
|----------------|--------------|

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