

**259 Kinniburgh Road
Chestermere, Alberta**

MLS # A2240098



\$600,000

Division:	Kinniburgh North		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,016 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Vaulted Ceiling(s)		

Inclusions: TV Mount (3)

****OPEN HOUSE: SUNDAY JULY 27, 2PM -4PM**** Step inside this beautifully designed 2016 sq ft attached 2-storey home and discover a space that's equal parts functional and stylish. Located in the desirable community of Kinniburgh, this home offers thoughtful details throughout, starting with 9' ceilings, rich engineered hardwood flooring, and a bright open-concept layout that's perfect for both cozy nights in and weekend entertaining. The modern kitchen is a showstopper, complete with quartz countertops, a centre island with a flush eating bar, and a spacious dining area ideal for everything from pancake breakfasts to holiday feasts. The adjoining living room features a corner gas fireplace that adds the perfect touch of warmth and charm, while the convenient main floor laundry keeps chores easy and efficient (because who wants to carry socks upstairs?). Upstairs, the primary bedroom retreat features a vaulted ceiling, tons of natural light, and a spa-inspired 4-piece ensuite with tiled flooring, your own private sanctuary at the end of the day. Two additional bedrooms and a full guest/kids' bathroom offer plenty of space for the whole crew, and the central vaulted bonus room is ideal for movie nights, a playroom, or that home office you've been dreaming of. Outside, the west-facing backyard is ready for sunset watching, BBQ-ing, or just relaxing on your 12x10 deck. Plus, a double attached garage and extra-long driveway mean plenty of space for cars, bikes, scooters, and all the gear that comes with life on the go. This home is also within walking distance to East Lake School (K‐9), Montessori Academy, local cafes like Waiting Room Coffee, fitness studios, and everyday conveniences. Whether you're looking for community charm, modern comfort, or a bit of both, this home checks all the boxes. Move-in ready and full of

character, it's the kind of place you'll want to call home the minute you walk in the door.