

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

MLS® #A2188577

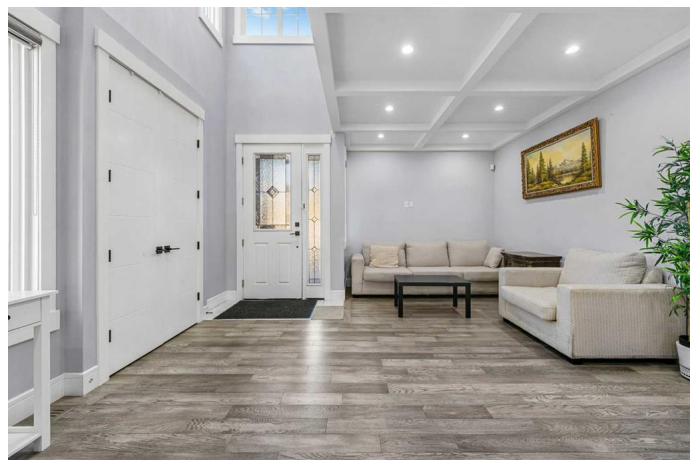
**\$1,234,900**

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 is 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), Chandelier, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Tray Ceiling(s), Wired for Sound
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
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Lot Description	Back Yard, Lawn, Interior Lot, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 24th, 2025
Days on Market	72
Zoning	R-1

### **Listing Details**

Listing Office	RE/MAX Crown
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