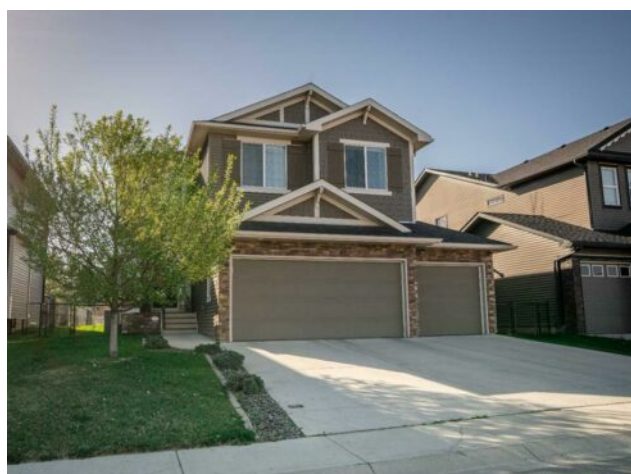


**153 KINNIBURGH Way  
Chestermere, Alberta****MLS # A2218162****\$829,900**

<b>Division:</b>	Kinniburgh		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,575 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Garage Door Opener, Heated Garage, Insulated, Oversized, Triple		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Fruit Trees/S		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Silent Floor Joists, Stone, Vinyl Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Dry Bar, Granite Counters		

**Inclusions:** N/A

Offered to the market for the First Time! This beautifully maintained Heated Triple Attached Garage home is a rare opportunity &mdash; loved and cared for by its Original Owners and in Immaculate Condition. Mins away from East Lake School that will be a K-9 school commencing 2025/2026! Designed with both elegance and function, the main floor welcomes you with 9-ft ceilings, rich hardwood floors, and stylish wrought iron railings. A front den offers versatility as a home office or cozy sitting room. The gourmet kitchen features Granite Countertops throughout the home, stainless steel appliances, built-in oven and microwave, chimney hood fan, and a large island with breakfast bar. A walk-through butler's pantry with a built-in coffee and wine bar connects to the mudroom, which includes a custom built-in bench and coat rack. The spacious dining area leads to the Huge West-Facing Backyard & Deck&mdash;perfect for enjoying the evening sun&mdash;while the living room offers warmth with a gas fireplace and elegant mantel. Upstairs, you'll find 4 bedrooms which includes a Luxurious Primary Suite with a custom walk-in closet and a 5-piece ensuite featuring dual sinks, soaker tub, and a separate shower. A Jack & Jill bathroom with double vanity for the additional bedrooms is a perfect touch, and the upper-level laundry room with built-in storage adds convenience. The large unfinished basement offers excellent storage and the perfect space for future development. The oversized west-facing backyard backs directly onto a quiet pathway that leads to a nearby school and playground&mdash;ideal for families. The home also backs onto estate properties, offering privacy and a spacious feel. Enjoy close access to shopping, dining, medical services, and a nearby car wash. You can also ride your bike to the canal and Camp Chestermere in just minutes, taking full

advantage of the area's outdoor lifestyle. Recent upgrades include: new hot water tank (2024), granite throughout, A/C, water softener, security cameras, wrought iron railings, and a HEATED, insulated, fully triple finished garage. This home shows extremely well 10/10 and a must see!