

**40, 248 Kinniburgh Boulevard
Chestermere, Alberta**

MLS # A2218239



\$399,888

Division:	Kinniburgh		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,415 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Paved, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 164
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome home to this AMAZING townhouse in Kinniburgh. Great property for first time Buyer and/or Investor looking for a PERFECT investment in Lake Chestermere. LOW CONDO FEES! You can enter through the single attached garage side door and/or the main entrance that leads you to office/3rd bedroom with bright windows. The stairs will take you up to the main open concept 9 ft ceiling living area offers a kitchen with dark cabinets, stainless steel appliances and granite counter tops, living room, half bathroom and dining room that leads onto a private balcony. The upper offers 2 primary bedrooms with their own ensuite bathroom plus laundry upper. Great location in a family-oriented community of Kinniburgh. Minutes from the LAKE with year-round activities. Walking distance to schools, shops, parks, medical clinics and a few driving minutes to rental plaza, Chestermere City Library and Golf course. Don't miss out on this opportunity to own in Skylar Townhouses and Call NOW to schedule to book your private viewing.