

**273 Kinniburgh Boulevard W
Chestermere, Alberta**

MLS # A2240915



\$875,000

Division:	Kinniburgh North		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,869 sq.ft.	Age:	2013 (12 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry		
Inclusions:	N/A		

Step into this move in ready, freshly painted beautifully well-lit home featuring a Triple Car attached Garage. With a total of four spacious bedrooms on the upper level, there's plenty of room for the whole family. The main floor boasts an open-concept layout perfect for entertaining an abundance of natural light throughout . With a large kitchen that comes with granite countertops, a huge island for casual meals or entertaining, plenty of cupboards for storage, and a walk-in pantry to keep things organized. The dining area is practical and inviting with a built-in hutch. Downstairs, you'll find a fully finished basement complete with a separate 2-bedroom illegal suite—ideal for extended family, guests, or rental income potential. This home offers the perfect balance of comfort, space, and functionality. Don't miss your opportunity to see it!