

**265 Kinniburgh Boulevard  
Chestermere, Alberta**

**MLS # A2109696**



**\$894,900**

<b>Division:</b>	Kinniburgh		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,787 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry		
<b>Inclusions:</b>	Dishwasher , Dryer, Garage Control, Garage Opener , Refrigerator, Stove-Gas , Washer, Window Coverings		

PLEASE SEE REMARKS .NOTE: NEW PREMIUIM FLOORING UPSTAIRS , STAIRWAYS AND IN THE BASEMENT . NEW AIR CONDITONER AND NEW REFRIGERATOR. LUXURIOUS 6 BEDROOM HOME IN THE HEART OF KINNIBURGH offering elegance and sophistication. With its central location, this gorgeous home delivers the perfect blend of elegance and comfortable luxury. Conveniently located to many amenities, this completely turn-key property offers OVER 4,100 square feet of refined living space and a Triple Attached garage. The main floor layout has been thoughtfully balanced between a design of quiet spaces and an open flow concept perfect for family gatherings & entertaining. The impressive kitchen is truly a WOW! Showcasing a number of exceptional high-end upgrades, this dream space boasts an abundance of stunning cabinetry, Granite countertops, stainless steel appliances including a built-in wall oven, gas stove, over-sized side-by-side refrigerator, convenient eating nook and a show-stopping large island. The bright family/living room is warm and welcoming offering a great space to relax with a gas fireplace and neutral de cor throughout. Adding a great touch to the home is a surround-sound system. The spacious dining room easily sits 8 people and is great for entertaining. Off the kitchen is a large is a large office/den and an ideal space to work from home. The open staircase leads to the lovely upper level where there are a total of 4 bedrooms, large master with gorgeous Ensuite with a relaxing soaker tub to unwind and another bedroom with its own Ensuite 3-pce bathroom. The nice-sized 3rd and 4th bedrooms share a convenient Jack and Jill bathroom. The Fully-Developed developed lower level continues the same high-standards and quality finishes as found throughout the entire home. This level is

dedicated to entertainment whether it is movie night with the family or just a great private space for just about anyone! Completing this floor are 2 additional bedrooms, a full bathroom and a gym area. Other features of this remarkable property include a Triple Attached Garage, soaring high ceilings on the main floor. Along with its proximity to schools, shopping, parks, lake and more, this will make a great family home! Make your dreams come true!