

**109 Kinniburgh Boulevard  
Chestermere, Alberta**

**MLS # A2119028**



**\$959,000**

<b>Division:</b>	Kinniburgh		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,601 sq.ft.	<b>Age:</b>	2009 (15 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	REM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N / A

Welcome to this wonderfully designed home in the sought-after community of Kinniburgh.. A west facing backyard,. Over 3600sqft of total living space with the best finishing in every corner . There is ample parking for all of your vehicles. This oversized garage will fit all your tools, toys and other needs. This gorgeous space comes complete with a full kitchen, separate laundry, another beautiful 5 piece bathroom, and 2 additional bedrooms! New furance. The basement is fully developed with brand new stove and Refrigerator. Good Opportunity to buy a well planned house of walkout basement with separate entrance basement . Chestermere is a vibrant family community with a multitude of parks, pathways, playgrounds, and of course beautiful Chestermere Lake, providing access to beaches, water sports, and boating in the summer months or skating in the winter months! Don't miss out on this amazing opportunity.