

# \$649,900 - 247 Kinniburgh Road, Chestermere

MLS® #A2201358

**\$649,900**

4 Bedroom, 4.00 Bathroom, 1,944 sqft

Residential on 0.09 Acres

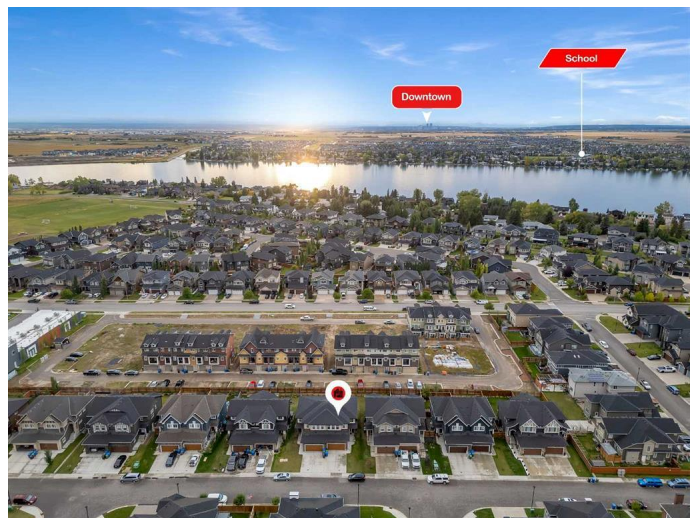
Kinniburgh, Chestermere, Alberta

NEARLY 2700 SQFT OF LIVING SPACE, 5 BEDS, 4 BATHS, 2 CAR ATTACHED GARAGE, BACK YARD - Beautiful home with elegant design. Walking into this home you are greeted with a foyer that opens to your OPEN CONCEPT main floor and 2 CAR GARAGE ACCESS. The kitchen is fully equipped with all STAINLESS STEEL APPLIANCES, large windows bring in a lot of natural light and a FIREPLACE warms the space. The upper level has LAUNDRY, 3 BEDS AND 2 BATHS. One of which is a 4PC ensuite with SOAK TUB. A FAMILY room on this upper level completes the space. A large DECK and BACK YARD access adds value to this space. FULLY FINISHED BASEMENT offering FULL BATH and OVERSIZED BEDROOM with 2 WINDOWS as well as another ROOM that can be used as a second BEDROOM OR DEN/OFFICE. This home is in a solid location with shops, schools and parks all close by.

Built in 2018

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2201358  |
| Price          | \$649,900 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,944     |



|            |                        |
|------------|------------------------|
| Acres      | 0.09                   |
| Year Built | 2018                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | 2 Storey, Side by Side |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 247 Kinniburgh Road |
| Subdivision | Kinniburgh          |
| City        | Chestermere         |
| County      | Chestermere         |
| Province    | Alberta             |
| Postal Code | T1X 0Y7             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, Quartz Counters, Soaking Tub             |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air                                                                  |
| Cooling           | None                                                                        |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 1                                                                           |
| Fireplaces        | Gas                                                                         |
| Has Basement      | Yes                                                                         |
| Basement          | Finished, Full                                                              |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior Features | Other                                                                         |
| Lot Description   | Back Lane, Back Yard, Lawn, Level, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                                               |
| Construction      | Stone, Vinyl Siding, Wood Frame                                               |
| Foundation        | Poured Concrete                                                               |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 11th, 2025 |
| Days on Market | 55               |
| Zoning         | DC(R-2)          |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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