

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

MLS® #A2201358

**\$649,900**

4 Bedroom, 4.00 Bathroom, 1,944 sqft  
Residential on 0.09 Acres

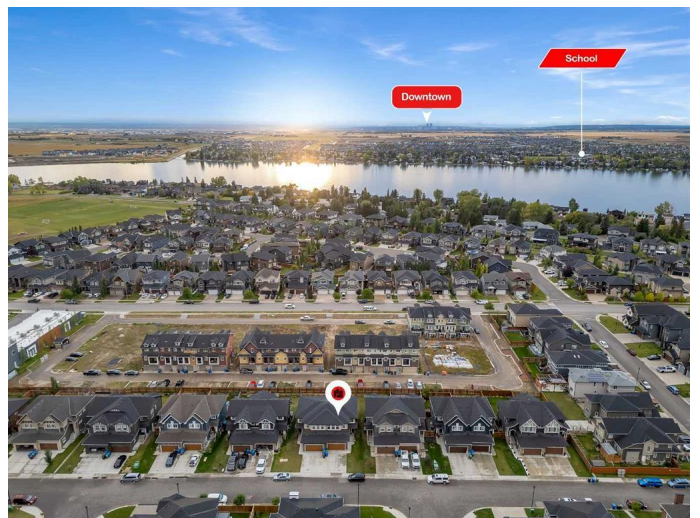
Kinniburgh, Chestermere, Alberta

NEARLY 1700 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	25
Zoning	DC(R-2)

## **Listing Details**

Listing Office	Real Broker
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