

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

MLS® #A2201358

**\$649,900**

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

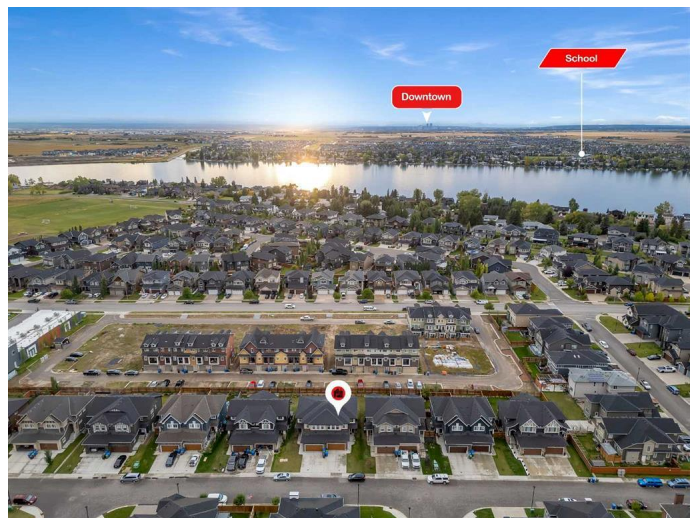
Kinniburgh, Chestermere, Alberta

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	24
Zoning	DC(R-2)

## **Listing Details**

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

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.