

209 Kinniburgh Boulevard  
Chestermere, Alberta

MLS # A2161149



## \$824,900

<b>Division:</b>	Kinniburgh		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,483 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Lawn, Landscaped, Street Lighting, See R		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Vinyl Windows

**Inclusions:** projection television, 6 bar stools,

This home is better than new!! The entire home has been freshly PAINTED throughout, the hardwood floors have been all REFINISHED, and the cabinet doors have been REFINISHED!!! This home is MOVE IN READY. When pulling up you will notice this beautiful home has tasteful curb appeal that is situated on a corner lot with RV PARKING AND AN OVERSIZED DOUBLE ATTACHED GARAGE!! The front porch leads you into your lovely entry way and open concept floor plan with soaring ceilings and large bright windows. There is enough room for everyone to move around. The living room features a lovely gas fireplace with tile surround and mantle. The dining room will fit a large table big enough for the whole family and has a door to your lovely back yard that has gates for RV parking and room for the kids to play!! Now let's talk about the BEAUTIFUL CUSTOM KITCHEN; this kitchen has a MASSIVE island with sunk in counter sink, dishwasher and cabinets and drawers. The rest of the kitchen has granite counters and cabinets upon cabinets and drawers upon drawers, tasteful appliances, a lovely pantry, coffee bar area and is all complete with newly finished dark maple cabinet doors!! Completing the main is a lovely laundry room with sink and counter for folding as well as cupboards for all your cleaning supplies. The laundry area also has a lovely bench with hangers and a closet that leads you to your oversized double attached garage. There is also a 2 piece main bath that completes this level. The upper floor features an amazing layout with a bonus room that features vaulted ceilings. There is a separate office area, a large 4 piece main bath. The 2 junior rooms are LARGER than normal and will not disappoint. The primary bedroom is stunning with a beautiful 5 piece ensuite with soaker tub, separate vanities and shower. The bedroom with fit king

furniture and the walk in closet is amazing. The lower is absolutely lovely featuring a theatre/family room, games area, 4 piece bath and 4th bedroom. This home is located within walking distance of schools, shopping and more. It is a must see, call your favourite agent today to book an appointment.