

# \$1,069,999 - 168 Kinniburgh Circle, Chestermere

MLS® #A2216732

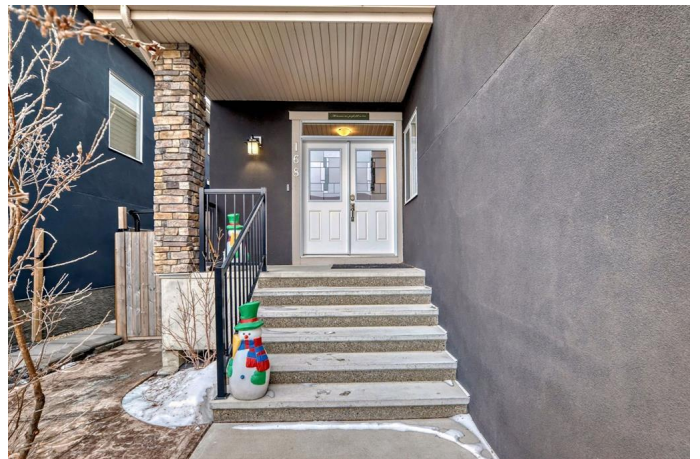
**\$1,069,999**

6 Bedroom, 5.00 Bathroom, 3,061 sqft

Residential on 0.12 Acres

Kinniburgh, Chestermere, Alberta

Welcome to a truly exceptional family home, hitting the market for the first time since it was built! Lovingly maintained by the original owners, a couple whose two children have grown up here and are now adults – this spacious home is ready for its next chapter as the parents downsize. This stunning 2-storey stucco residence boasts a triple car garage and sits on an extra-wide, fully fenced lot. A breathtaking waterfall feature graces the front yard, setting the tone for the beauty within. Step through the twin grand door entrance onto solid oak hardwood floors and be wowed! The main floor flows seamlessly with an office, formal dining area, and a gorgeous living room highlighted by a cozy fireplace and custom woodwork. The expansive kitchen, featuring a massive granite-topped island, solid maple cabinetry, and top-of-the-line appliances, including a built-in fridge, combination convection microwave\oven and induction cooktop range. The large deck is perfect for barbecues. Upstairs, two master bedrooms offer luxurious retreats - both include ensuites - while the bonus room dazzles with a 90-inch TV (included) and oversized windows bathing the space in sunlight. Premium cork flooring and high-end bathroom finishes elevate every detail. The fully finished 2-bedroom finished basement, with full bathroom, laundry, and in-floor heating, has south-facing orientation, ensuring abundant natural light throughout. The low-maintenance backyard has stamped concrete, artificial turf, gardens, trees, and a



permanent fire pit. With so much more to discover, this home is a rare gemâ€”custom built, beautiful, and brimming with character. Donâ€™t miss your chance to own this one-of-a-kind treasure!

Built in 2015

### Essential Information

MLS® #	A2216732
Price	\$1,069,999
Bedrooms	6
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	3,061
Acres	0.12
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	168 Kinniburgh Circle
Subdivision	Kinniburgh
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X0P8

### Amenities

Parking Spaces	6
Parking	Concrete Driveway, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Off Street, Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters,
-------------------	---

	High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Walk-In Closet(s), Wired for Data
Appliances	Central Air Conditioner, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Induction Cooktop, Instant Hot Water
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden, Lighting, Permeable Paving
Lot Description	Back Yard, Cul-De-Sac, Lawn, Paved, See Remarks
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	6
Zoning	R1

## Listing Details

Listing Office	Royal LePage METRO
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.