

# \$829,900 - 153 Kinniburgh Way, Chestermere

MLS® #A2218162

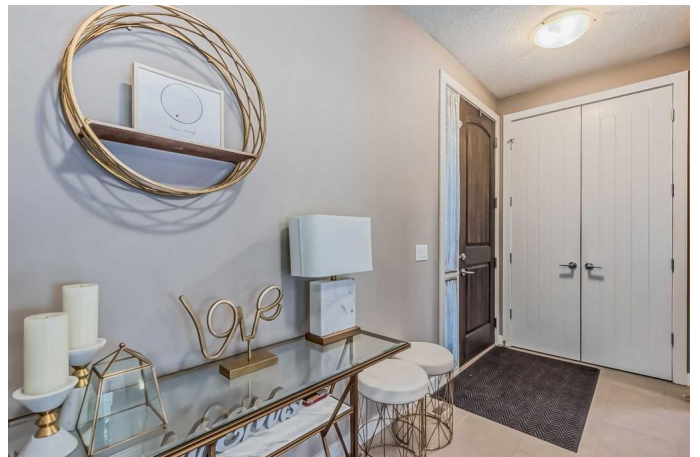
**\$829,900**

4 Bedroom, 3.00 Bathroom, 2,575 sqft

Residential on 0.13 Acres

Kinniburgh, Chestermere, Alberta

Offered to the market for the First Time! This beautifully maintained Heated Triple Attached Garage home is a rare opportunity â€” loved and cared for by its Original Owners and in Immaculate Condition. Designed with both elegance and function, the main floor welcomes you with 9-ft ceilings, rich hardwood floors, and stylish wrought iron railings. A front den offers versatility as a home office or cozy sitting room. The gourmet kitchen features Granite Countertops throughout the home, stainless steel appliances, built-in oven and microwave, chimney hood fan, and a large island with breakfast bar. A walk-through butlerâ€™s pantry with a built-in coffee and wine bar connects to the mudroom, which includes a custom built-in bench and coat rack. The spacious dining area leads to the Huge West-Facing Backyard & Deckâ€”perfect for enjoying the evening sunâ€”while the living room offers warmth with a gas fireplace and elegant mantel. Upstairs, you'll find 4 bedrooms which includes a Luxurious Primary Suite with a custom walk-in closet and a 5-piece ensuite featuring dual sinks, soaker tub, and a separate shower. A Jack & Jill bathroom with double vanity for the additional bedrooms is a perfect touch, and the upper-level laundry room with built-in storage adds convenience. The large unfinished basement offers excellent storage and the perfect space for future development. The oversized west-facing backyard backs directly onto a quiet pathway that leads to a nearby



school and playgroundâ€”ideal for families. The home also backs onto estate properties, offering privacy and a spacious feel. Enjoy close access to shopping, dining, medical services, and a nearby car wash. You can also ride your bike to the canal and Camp Chestermere in just minutes, taking full advantage of the area's outdoor lifestyle. Recent upgrades include: new hot water tank (2024), granite throughout, A/C, water softener, security cameras, wrought iron railings, and a HEATED, insulated, fully triple finished garage. This home shows extremely well 10/10 and a must see!

Built in 2014

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2218162    |
| Price          | \$829,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,575       |
| Acres          | 0.13        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 153 Kinniburgh Way |
| Subdivision | Kinniburgh         |
| City        | Chestermere        |
| County      | Chestermere        |
| Province    | Alberta            |
| Postal Code | T1X 0P8            |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 6   |
| Parking        | Driveway, Triple Garage Attached, Garage Door Opener, Heated Garage, Insulated, Oversized |
| # of Garages   | 3   |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Dry Bar, Double Vanity  |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Electric Cooktop |
| Heating           | Forced Air, Natural Gas, Fireplace(s)   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, BBQ gas line, Playground, Private Yard  |
| Lot Description   | Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Greenbelt, Lawn, Street Lighting |
| Roof              | Asphalt Shingle  |
| Construction      | Mixed, Stone, Vinyl Siding, Silent Floor Joists  |
| Foundation        | Poured Concrete  |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 2             |
| Zoning         | R-1           |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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