

\$849,900 - 112 Kinniburgh Circle, Chestermere

MLS® #A2206620

\$849,900

5 Bedroom, 4.00 Bathroom, 2,826 sqft
Residential on 0.12 Acres

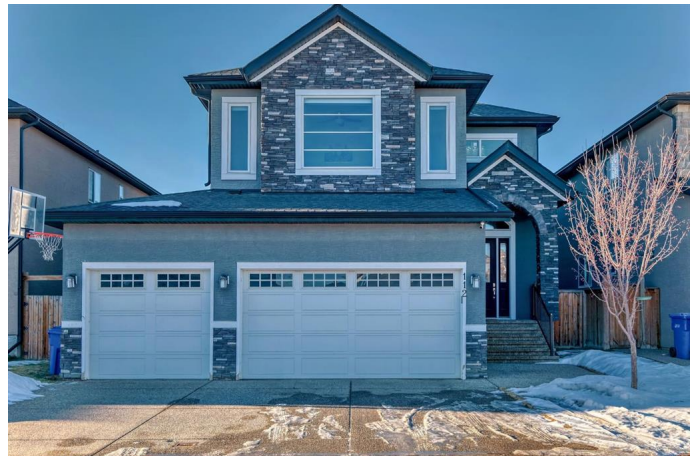
Kinniburgh, Chestermere, Alberta

Experience the elegance of this luxurious home, featuring a stunning floor plan, a triple attached garage, and four spacious bedrooms. Nestled in the family-friendly community in Chestermere, this property is conveniently located within walking distance to Eastlake High School, shopping, and more. The beautiful lake, offering an amazing lifestyle, is just a short drive away.

The expansive kitchen and dining area boast custom cabinetry, stainless steel appliances, a gas stove, wall and microwave ovens, granite countertops, and a massive island with ample storage. The custom posts around the dining area and rich hardwood flooring on the main level add a grand and sophisticated touch. The dining room opens to a deck and yard, perfect for hosting family and friends.

The cozy living room, complete with built-in shelves for decor and a fireplace, is ideal for relaxing evenings with loved ones. The main floor also includes a private office/den with double French doors, providing a quiet workspace.

Upstairs, youâ€™ll find four generously sized bedrooms, including a luxurious master suite with a spacious walk-in closet, a 5-piece ensuite featuring a Jacuzzi, and three additional bedrooms with a full bathroom. A convenient second-floor laundry room completes this level.



The fully finished basement includes a stylish wet bar. This spacious recreational room is a true highlight, featuring a dedicated theatre area with a fully equipped entertainment system. You'll enjoy a massive 130" drop-down screen and projector, complete with 8 pairs of 3D glasses for the ultimate viewing experience. There's also a pool table for added fun! The room includes an additional bedroom/office and a full bathroom. For comfort, the home offers air conditioning for those warm summer days and a comprehensive 360-degree security system for peace of mind (all included with the house). Extra storage is available in the furnace room and under-stair shelving. The triple garage is insulated, provides extra space for your vehicles and toys, and is prepped for a heating system installation. Come by and see this breathtaking home—it's truly a 10/10 and the perfect place to create lasting memories with your loved ones in the beautiful city of Chestermere.

Built in 2015

Essential Information

MLS® #	A2206620
Price	\$849,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,826
Acres	0.12
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	112 Kinniburgh Circle
Subdivision	Kinniburgh
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X0T9

Amenities

Parking Spaces	6
Parking	Triple Garage Detached
# of Garages	6

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Granite Counters, Pantry, Storage, Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 1st, 2025
Days on Market	10
Zoning	R-1

Listing Details

Listing Office	Executive Real Estate Services
----------------	--------------------------------

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.