

# \$849,900 - 112 Kinniburgh Circle, Chestermere

MLS® #A2206620

**\$849,900**

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

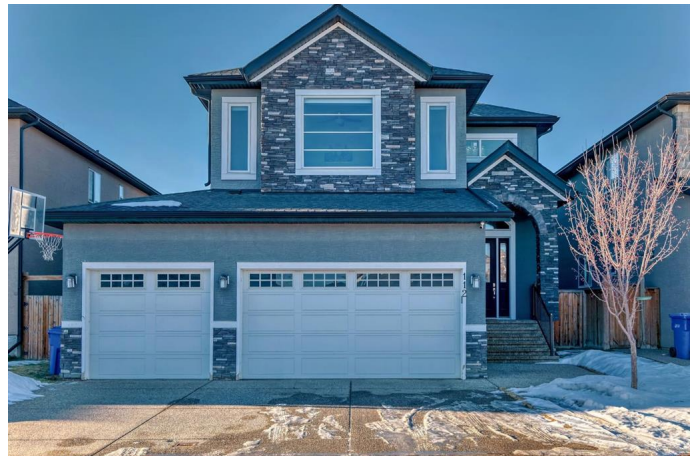
Kinniburgh, Chestermere, Alberta

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 | 9               |
| Zoning         | R-1             |

## Listing Details

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

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