

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

MLS® #A2208747

**\$1,069,999**

6 Bedroom, 4.00 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! This stunning 2-story stucco residence boasts a triple car garage and sits on an extra-wide, fully fenced lot with a paved backyard and low-maintenance artificial turf. A breathtaking waterfall feature graces the front yard, setting the tone for the beauty within. Lovingly maintained by one family—a couple whose two children, now university students preparing for their weddings, grew up here—this solid and spacious home is ready for its next chapter as the parents downsize.

Step through the twin grand door entrance onto gleaming hardwood floors and be wowed by the expansive kitchen, featuring a massive granite-topped island, solid maple cabinetry, and top-of-the-line appliances, including an induction cooktop range. The main floor flows seamlessly with an office, dining hall, and a gorgeous living room highlighted by a cozy fireplace and authentic woodwork. Entertain effortlessly on the huge deck patio, perfect for barbecues. Upstairs, two master bedrooms offer luxurious retreats, including an ensuite, while the bonus room dazzles with a 90-inch TV and oversized windows bathing the space in sunlight. Premium cork flooring and high-end bathroom finishes elevate every detail.

The fully finished 2-bedroom basement suite with a full bath adds versatility, and the



north-facing orientation ensures abundant natural light throughout. With so much more to discover, this home is a rare gem—solid, beautiful, and brimming with character. Don't miss your chance to own this one-of-a-kind treasure!

Built in 2015

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2208747    |
| Price          | \$1,069,999 |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| 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, Soaking Tub, Tankless Hot Water, Walk-In Closet(s), Wired for Data, Smart Home |
| Appliances        | Central Air Conditioner, Garage Control(s), Induction Cooktop, Instant Hot Water, Microwave, Refrigerator, Washer/Dryer, Window Coverings   |
| 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, See Remarks, Paved            |
| Roof              | Asphalt Shingle  |
| Construction      | Concrete, Stucco, Wood Frame                               |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 1               |
| Zoning         | R1              |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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