

\$1,234,900 - 247 Kinniburgh Place, Chestermere

MLS® #A2188577

\$1,234,900

7 Bedroom, 6.00 Bathroom, 3,534 sqft

Residential on 0.11 Acres

Kinniburgh, Chestermere, Alberta

3,533 SqFt | Luxurious Family Home | Walk-out Basement | Chef's Kitchen | Spice Kitchen | Gas Stove | Quartz Countertops | Built-in Stainless Steel Appliances | Sub Zero Refrigerator | Main Level Bed & 3pc Bath | Tray Ceilings | Recessed Lighting | Gas Fireplace | Stone Accent Wall | 4 Upper Level Beds | Upper Laundry & Bonus Room | 2 Bed Walk-Out Basement Suite(illegal) | Separate Entrance | Open Floor Plan | Separate Laundry | Patio | Balcony | Triple Attached Front Garage | Driveway. Welcome to your stunning 2-storey family home boasting 3,534SqFt throughout the main & upper levels with an additional 1,481SqFt in the walk-out basement! The main level opens to a foyer with open to above ceilings complimenting the size of this home, closet storage & a front living room perfect for day seating. The front living room has a textured ceiling adding a pop of modern style to this space. The open floor plan kitchen, dining & living rooms make this the go-to home for entertaining friends & family! The chef's kitchen is outfitted with sparkling quartz countertops, full height cabinets, stainless steel built-in appliances, a sub zero refrigerator, & a grand centre island with barstool seating. Keep this kitchen spotless & enjoy the perks of a spice kitchen! The spice kitchen it finished with a gas stove, range hood, a dual basin sink & incredible cabinet storage. The dining & living rooms are bright with natural light flooding in through the large windows & sliding glass doors that lead



to the balcony. The balcony is a treat making indoor/outdoor dining readily accessible all year round. The family room has a floor to ceiling tile accent wall with a gas fireplace. The main level bedroom has a deep walk-in closet & a 3pc bathroom. The main level is complete with a mudroom off the interior garage door with built-in shelving. Upstairs holds 4 spacious bedrooms, 3.5 bathrooms, a bonus room & laundry room. The primary bedroom is expansive with a deep walk-in closet & private 5pc ensuite bath with dual vanities, a deep soaking jet tub, Shower with a bench & private washing closet. The 2nd primary bedroom has a private 4pc ensuite. Bedrooms 3 & 4 are both spacious & have a Jack & Jill bath! The bonus room is the perfect space to unwind in the evening with your family & a 2pc bath is located here too. The upper level laundry room is every home owner's dream as its located near all the bedrooms & has a sink & storage! Downstairs, the 2 bedroom walk-out basement suite(illegal) has a separate entrance, its own laundry & a bright & spacious living space! The basement door opens to the open floor plan kitchen, dining & living rooms. The kitchen has cabinets above & below, quartz countertops & stainless steel appliances. The open floor plan makes this space flexible for living & dining! The two bedrooms downstairs are both large one with a walk-in closet! The 4pc basement bath has a tub/shower combo & single vanity with storage. Hurry & book a showing today!

Built in 2020

Essential Information

MLS® #	A2188577
Price	\$1,234,900
Bedrooms	7
Bathrooms	6.00
Full Baths	5

Half Baths	1
Square Footage	3,534
Acres	0.11
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	247 Kinniburgh Place
Subdivision	Kinniburgh
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 1Y2

Amenities

Parking Spaces	6
Parking	Driveway, Garage Faces Front, On Street, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Tray Ceiling(s), Wired for Sound, Chandelier, Jetted Tub
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	Lighting, Rain Gutters
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Lot Description	Back Yard, Interior Lot, Lawn, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 24th, 2025
Days on Market	84
Zoning	R-1

Listing Details

Listing Office	RE/MAX Crown
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