

# \$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	2
Zoning	R1

## Listing Details

Listing Office	Real Broker
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