## 136 Kinniburgh Drive Chestermere, Alberta

Inclusions:

MLS # A2232363

\$899,500

Kinniburgh North

		Type: Style:	Residential/House 2 Storey			
		Size:	2,739 sq.ft.	Age:	2014 (11 yrs old)	
		Beds:	5	Baths:	3 full / 1 half	
		Garage:	Driveway, Garage [	Door Opener,	, Heated Garage, Insulated, Oversized,	Triple
		Lot Size:	0.14 Acre			
		Lot Feat:	Front Yard, Fruit Tr	rees/Shrub(s)	), Landscaped, Lawn, Level, Private, Tre	∍ed
Heating:	Forced Air, Natural Gas		Water:	-		
Floors:	Carpet, Hardwood, Tile, Vinyl Plank		Sewer:	-		
Roof:	Asphalt Shingle		Condo Fee	j: -		
Basement:	Finished, Full		LLD:	-		
Exterior:	Brick, Vinyl Siding, Wood Frame		Zoning:	R1		
Foundation:	Poured Concrete		Utilities:	-		
Features:	Bookcases, Central Vacuum, Double Vanity,	High Ceilings, Kitcher	n Island, No Smoking F	Home, Stone	Counters, Walk-In Closet(s)	

Division:

Welcome to 136 Kinniburgh Drive, Chestermere. Discover this exceptional, move-in-ready home tucked away on a quiet, family-friendly street. Offering approximately 3,768 sq ft of beautifully finished living space, this immaculately maintained property features 5 bedrooms(4 on the upper level), luxurious upgrades, & an amazing layout. As you enter, you're greeted by a grand foyer with soaring ceilings that immediately create a sense of openness and elegance. Just off the entrance, a versatile office or flex room provides a private, stylish space ideal for working from home, studying, or creative pursuits. At the heart of the home lies a stunning kitchen that blends form and function. Floor-to-ceiling white cabinetry offers exceptional storage, while the oversized ~11-foot stone island serves as a striking centerpiece—ideal for meal prep, casual dining, or entertaining guests. High-end built-in stainless steel appliances, a walk-through pantry with shelving & expansive counter space make this a dream kitchen for any cooking enthusiast. Adjacent to the kitchen, the bright and spacious dining area is surrounded by large windows overlooking the beautifully landscaped backyard. There's ample room for a full-sized dining table, perfect for hosting family dinners or special occasions. This area seamlessly flows into the welcoming family room, featuring custom built-ins and a cozy gas fireplace—perfect for relaxing at the end of the day. Rich, dark hardwood flooring runs throughout the main level, adding warmth and elegance. Upstairs, a large bonus room offers extra family space—great for movie nights, playtime, or a second lounge. The upper floor includes four generously sized bedrooms and a conveniently located laundry room. The luxurious primary suite is a true retreat with a spa-inspired 5-piece ensuite featuring dual vanities, a deep soaker tub, and a

Shed in back yard, Bike pulleys in garage, Elliptical in Workout Area, Wood shelving in garage

tiled walk-in shower. A spacious walk-in closet with custom shelving completes the suite. The finished basement impresses with 9-foot ceilings, a fifth bedroom, and a sleek 3-piece bathroom with an oversized walk-in shower—ideal for guests or extended family. Additional finished areas offer endless possibilities: a gym, games room, second office, or media lounge. Large basement windows ensure a bright, comfortable atmosphere. Step outside into a private South exposure backyard oasis with a newly built deck(2024), a pergola, & a gas BBQ hookup, perfect for summer entertaining. Mature landscaping & trees offer beauty and privacy, while the fully fenced yard provides a safe space for kids & pets. A wired shed adds functionality as a workshop, garden space, or retreat. Additional highlights include: Central A/C, heated oversized triple garage with newer epoxy flooring, 9-foot ceilings, elegant 8-foot interior doors, Level 2 EV charger, new hot water tank(2024), & some fresh paint. Located in a sought-after community, enjoy easy access to/biking paths, amenities, and excellent nearby schools.