

# \$1,155,000 - 168 Kinniburgh Loop, Chestermere

MLS® #A2191428

**\$1,155,000**

5 Bedroom, 4.00 Bathroom, 3,128 sqft  
Residential on 0.11 Acres

Kinniburgh, Chestermere, Alberta

Discover luxury living with over 4,400 square foot of elegant living space! This stunning, 5-bedroom home backs onto a tranquil pond and walking path, and is filled with high quality upgrades. The interior of the home is as beautiful as the exterior. You'll immediately be impressed as you walk through the massive 8-foot front door and into the grand entrance, enhanced by tray ceilings, sparkling chandeliers and the spiral staircase spanning from the second floor down to the finished, walkout basement. All three levels flow effortlessly into one another, and the same, gorgeous custom mosaic tile you'll find in the primary ensuite will meet you in the full bathroom in the lowest level. The heart of the home is the sun-filled gourmet kitchen, equipped with a large granite island, perfect for entertaining and everyday living. You will be amazed by the size of the walk-through pantry, which flows perfectly into the large mudroom, and into the triple-car garage. No expense was spared here as the garage comes insulated, drywalled, painted and even features a knock-down textured ceiling. Upstairs, the massive Primary Bedroom boasts its own private balcony overlooking the pond, a luxurious 5-piece ensuite, and a spacious walk-in closet with custom built-in closet organizers. The additional bedrooms offer comfort and style with ample space, with 4 out of the 5 bedrooms offering large walk-in closets. The bright, over 300 sq ft Bonus Room overlooks the Main Foyer and is



complimented by the spectacular chandelier. On the lowest level, you'll find more bedrooms, a full bathroom, a large living space with a wet bar and the walk-out to the gorgeous aggregate stone patio. The stone theme is carried throughout the whole home, including the exterior where the 4, tall stone pillars mirror the stonework nearly covering the whole face of the home. Each detail in this stunning property combines functionality with luxury. The built-in speaker system throughout the entire home (including exterior), the aggregate stone driveway, walkway and front entrance, air conditioning, the glass railings on both decks, and the irrigation system are just a few more examples of the high-end quality features you will love about this home. Experience the perfect blend of comfort and sophistication, all within a short, 15-minute drive to Calgary!

Built in 2017

### **Essential Information**

MLS® #	A2191428
Price	\$1,155,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,128
Acres	0.11
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	168 Kinniburgh Loop
Subdivision	Kinniburgh

City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X0V1

### **Amenities**

Parking Spaces	6
Parking	Triple Garage Attached, Aggregate, Front Drive, Garage Door Opener, Garage Faces Front, Insulated
# of Garages	3

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Wet Bar, Bar, Bookcases, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Vinyl Windows, Jetted Tub, Separate Entrance, Storage, Tray Ceiling(s), Wired for Sound, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Washer, Bar Fridge, Built-In Oven, Gas Cooktop, Range Hood
Heating	Forced Air, Natural Gas, Fireplace(s), Zoned
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Garden
Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 31st, 2025
Days on Market	65
Zoning	R-1

### **Listing Details**

Listing Office

CIR Realty

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