

# \$849,900 - 112 Kinniburgh Circle, Chestermere

MLS® #A2206620

**\$849,900**

5 Bedroom, 4.00 Bathroom, 2,826 sqft  
Residential on 0.12 Acres

Kinniburgh, Chestermere, Alberta

Experience the elegance of this luxurious home, featuring a stunning floor plan, a triple attached garage, and four spacious bedrooms. Nestled in the family-friendly community in Chestermere, this property is conveniently located within walking distance to Eastlake High School, shopping, and more. The beautiful lake, offering an amazing lifestyle, is just a short drive away.

The expansive kitchen and dining area boast custom cabinetry, stainless steel appliances, a gas stove, wall and microwave ovens, granite countertops, and a massive island with ample storage. The custom posts around the dining area and rich hardwood flooring on the main level add a grand and sophisticated touch. The dining room opens to a deck and yard, perfect for hosting family and friends.

The cozy living room, complete with built-in shelves for decor and a fireplace, is ideal for relaxing evenings with loved ones. The main floor also includes a private office/den with double French doors, providing a quiet workspace.

Upstairs, youâ€™ll find four generously sized bedrooms, including a luxurious master suite with a spacious walk-in closet, a 5-piece ensuite featuring a Jacuzzi, and three additional bedrooms with a full bathroom. A convenient second-floor laundry room completes this level.



The fully finished basement includes a stylish wet bar. This spacious recreational room is a true highlight, featuring a dedicated theatre area with a fully equipped entertainment system. You'll enjoy a massive 130" drop-down screen and projector, complete with 8 pairs of 3D glasses for the ultimate viewing experience. There's also a pool table for added fun! The room includes an additional bedroom/office and a full bathroom. For comfort, the home offers air conditioning for those warm summer days and a comprehensive 360-degree security system for peace of mind (all included with the house). Extra storage is available in the furnace room and under-stair shelving. The triple garage is insulated, provides extra space for your vehicles and toys, and is prepped for a heating system installation. Come by and see this breathtaking home—it's truly a 10/10 and the perfect place to create lasting memories with your loved ones in the beautiful city of Chestermere.

Built in 2015

### Essential Information

MLS® #	A2206620
Price	\$849,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,826
Acres	0.12
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	112 Kinniburgh Circle
Subdivision	Kinniburgh
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X0T9

## Amenities

Parking Spaces	6
Parking	Triple Garage Detached
# of Garages	6

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Granite Counters, Pantry, Storage, Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Storage
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 1st, 2025
Days on Market	2
Zoning	R-1

## Listing Details

Listing Office	Executive Real Estate Services
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