

# \$1,215,000 - 147 Kinniburgh Place, Chestermere

MLS® #A2223692

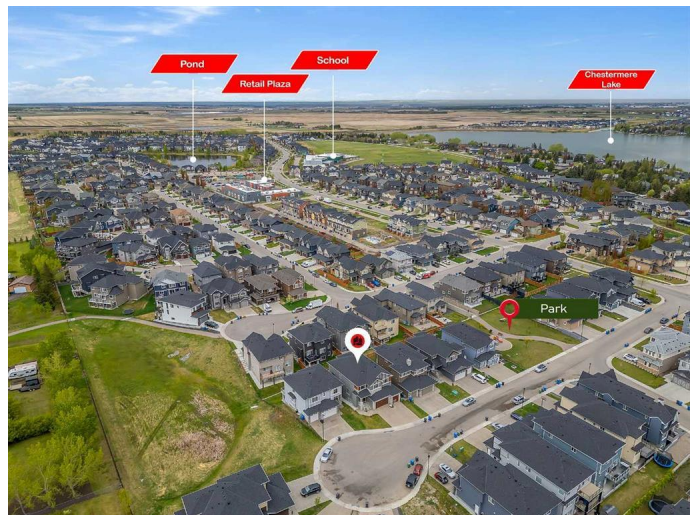
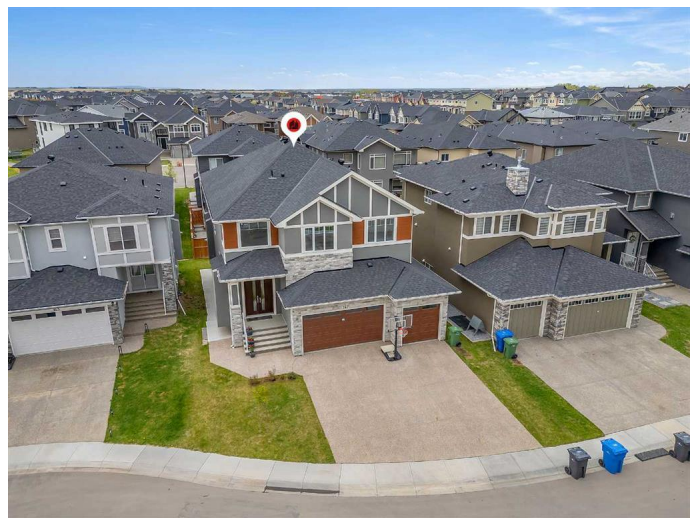
**\$1,215,000**

7 Bedroom, 6.00 Bathroom, 3,487 sqft

Residential on 0.12 Acres

Kinniburgh, Chestermere, Alberta

TWO BASEMENT SECTIONS - WALKOUT 2-BED ILLEGAL SUITE + HOME THEATRE & BAR FOR UPSTAIRS USE!!! MASTERPIECE BOASTING OVER 5100 SQ.FT OF LUXURIOUS LIVING SPACE!! ATTACHED TRIPLE GARAGE!! FULL OF UPGRADES!! LAUNDRY ON BOTH THE LEVELS!! TOTAL OF 7 BED 6 BATH!! 2 MASTER BEDROOMS!! OPEN TO BELOW FAMILY ROOM!! SPICE KITCHEN!! MAIN FLOOR BEDROOM AND FULL BATH!! HOME THEATRE!! Welcome to a true showstopperâ€™the main floor spans over 1,700 SQFT and showcases an open-concept design with soaring ceilings in the family room, an inviting living room, formal dining area and a bright breakfast nook with access to the deck. The chefâ€™s kitchen is finished with sleek stainless steel appliances, a large central island and a fully equipped SPICE KITCHEN. Main floor bedroom that can also be used as office and full bath add valuable flexibility to this home. Upstairs, offers luxurious PRIMARY RETREAT, complete with a 5PC ensuite and W.I.C. Another bedroom also features its own 3PC ENSUITE and W.I.C, while two more bedrooms share a stylish 3-piece bath. A cozy bonus room and convenient upper-level laundry round out this level. The WALKOUT BASEMENT is a standout feature, offering two separate spaces: one side includes a 2-bedroom ILLEGAL SUITE with full kitchen, bathroom, living area and direct access to a private patio.



The other is an entertainerâ€™s dream with a home theatre, bar area and 2PC bath. Nestled in a highly desirable location just minutes from Chestermere Lake, this extraordinary home offers a rare blend of space, style and functionality. THIS HOME DELIVERS LUXURY AND VERSATILE LIKE NO OTHER!! A RARE FIND - SCHEDULE YOUR VIEWING TODAY!!

Built in 2020

### Essential Information

MLS® #	A2223692
Price	\$1,215,000
Bedrooms	7
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,487
Acres	0.12
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	147 Kinniburgh Place
Subdivision	Kinniburgh
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 1Y2

### Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

## Interior

Interior Features	Built-in Features, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Suite, Walk-Out

## Exterior

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

## Additional Information

Date Listed	May 22nd, 2025
Days on Market	18
Zoning	R-1

## Listing Details

Listing Office	Real Broker
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