

\$999,900 - 221 Kinniburgh Cove, Chestermere

MLS® #A2226483

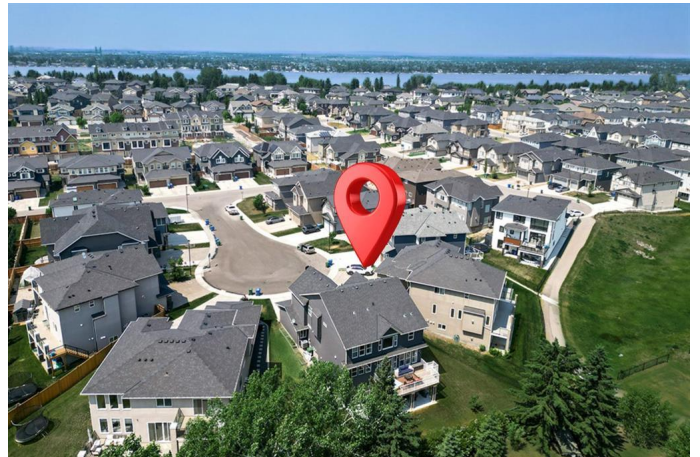
\$999,900

4 Bedroom, 5.00 Bathroom, 3,115 sqft

Residential on 0.20 Acres

Kinniburgh, Chestermere, Alberta

Tucked away at the end of a quiet, family-friendly cul-de-sac on a spacious pie-shaped lot, this stunning home offers an exceptional blend of luxury, privacy, and everyday functionality. Backing onto scenic acreages, the setting evokes the tranquillity of a private park, lush, serene, and beautifully treed. A charming covered front porch welcomes you into the elegant, open-concept main floor. Just off the foyer, a flexible front room serves perfectly as a home office, study, or playroom. The formal dining room sets the stage for memorable gatherings, flowing seamlessly into the spacious great room, where a cozy gas fireplace provides warmth and ambiance. The adjoining breakfast nook opens onto a large rear deck overlooking the expansive backyard and natural surroundings, ideal for both relaxation and entertaining. The gourmet kitchen is a chef's dream, featuring quartz countertops, stainless steel appliances, a chic tiled backsplash, under-cabinet lighting, and stylish two-tone cabinetry. A large island with seating offers ample space for casual meals and socializing, complemented by a prep kitchen or wine room and a generous walk-in pantry for maximum functionality. Sunlight streams through large rear windows, creating a bright, airy atmosphere throughout. Additional main-level highlights include 9-foot ceilings, wide-plank hardwood and tile flooring, a spacious mudroom with garage access, a convenient powder room, and central air conditioning for



year-round comfort. Upstairs, four generously sized bedrooms each feature their own four-piece ensuite—ideal for families or guests. The luxurious primary suite is a true retreat, complete with a spacious walk-in closet, serene sitting area, and a spa-inspired five-piece ensuite with a soaker tub and separate step-in shower. A vaulted bonus room adds versatility as a media room, play space, or second living area, while a well-placed laundry room offers added convenience. Living in Chestermere offers a unique lifestyle that blends small-town charm with big-city convenience. Residents enjoy year-round recreation on Chestermere Lake, excellent schools, and a strong sense of community. With an abundance of parks, pathways, a golf course, and family-friendly amenities, it’s an ideal setting for active living. Just 15 minutes from Calgary, this remarkable Chestermere home combines sophistication, comfort, and a one-of-a-kind setting. Don’t miss your chance to experience the ultimate in lifestyle and location.

Built in 2017

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2226483 |
| Price | \$999,900 |
| Bedrooms | 4 |
| Bathrooms | 5.00 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 3,115 |
| Acres | 0.20 |
| Year Built | 2017 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |

| | |
|--------|--------|
| Status | Active |
|--------|--------|

Community Information

| | |
|-------------|---------------------|
| Address | 221 Kinniburgh Cove |
| Subdivision | Kinniburgh |
| City | Chestermere |
| County | Chestermere |
| Province | Alberta |
| Postal Code | T1X 0Y7 |

Amenities

| | |
|----------------|-----------------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Oversized |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, Open Floorplan, Vaulted Ceiling(s) |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Full, Unfinished, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard |
| Lot Description | Cul-De-Sac, Pie Shaped Lot, Private, See Remarks |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 31st, 2025 |
| Days on Market | 21 |
| Zoning | R-1 |

Listing Details

Listing Office RE/MAX iRealty Innovations

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