

# \$1,125,000 - 203 Kinniburgh Place, Chestermere

MLS® #A2186164

**\$1,125,000**

7 Bedroom, 5.00 Bathroom, 3,072 sqft

Residential on 0.12 Acres

Kinniburgh, Chestermere, Alberta

CORNER LOT ! Welcome to 203 Kinniburgh Place, in the highly sought-after Lake community of Chestermere. This Executive quality home boasts 3 fully finished levels complete with upgrades throughout.! Large open concept. OPEN TO BELOW living room on the main floor. 10' ceiling all over Main floor and 8'™ doors. Main floor boasts a FULL BATH and BEDROOM for ELDERLY PARENTS. It also includes an impressive Chef Kitchen, featuring quartz's countertops, impressive upgraded light fixtures, a large double fridge, gas range, double wall ovens, full-height modern white cabinets, and an impressive spice kitchen with pantry. Open to the kitchen is a large dining area and modern living area complete with a feature wall of built-ins, surrounding a beautiful gas fireplace. Completing this main floor is a gorgeous SECOND LIVING ROOM space off the main entrance, a large mudroom off the garage, and a gorgeous 3 piece bathroom! Enjoy the abundance of natural light with large windows throughout the home . Head upstairs WITH BEAUTIFUL GLASS RAILING, where you will find a large sun-drenched bonus room. Your large master bedroom features a spa-like ensuite and a large walk-in closet! Apart from the master, you will find a second master with 4 pc ensuite and 2 walk-in closets, 2 other bedrooms, 1 full bathroom, and a well-placed laundry room. Escape to the fully finished basement, This gorgeous space comes complete with a BAR FEATURE , HUGE



LIVING ,DINNING AREA another beautiful 4 piece bathroom, and 2 additional bedrooms! Extend your summers in the fabulous backyard . Total 7 bedrooms and 5 full bathrooms. Chestermere is a vibrant family community with a multitude of parks, pathways, playgrounds, and of course beautiful Chestermere Lake, providing access to beaches, water sports, and boating in the summer months or skating in the winter months! Don't miss out on this amazing opportunity. THERE WAS NO DETAIL MISSED WHEN THIS HOUSE WAS BUILT ,COME CHECK OUT THIS BEAUTIFUL PROPERTY TO CALL YOUR NEXT HOME.

Built in 2023

**Essential Information**

MLS® #	A2186164
Price	\$1,125,000
Bedrooms	7
Bathrooms	5.00
Full Baths	5
Square Footage	3,072
Acres	0.12
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	203 Kinniburgh Place
Subdivision	Kinniburgh
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 1Y1

**Amenities**

Parking Spaces	3
Parking	Off Street, Triple Garage Attached
# of Garages	3

## Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Chandelier, French Door, Master Downstairs, Pantry
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Built-In Range, Refrigerator, Washer/Dryer
Heating	ENERGY STAR Qualified Equipment
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Corner Lot, City Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Mixed, Post & Beam
Foundation	Poured Concrete

## Additional Information

Date Listed	April 10th, 2025
Days on Market	61
Zoning	R1

## Listing Details

Listing Office	Royal LePage METRO
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