# $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, you'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. Youâ€™ll enjoy a massive 130â€• 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 homeâ€"itâ€™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

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|---|---|
| Date Listed | April 1st, 2025 |
| Days on Market | 3 |
| Zoning | R-1 |

## Listing Details

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|---|---|
| Listing Office | Executive Real Estate Services |