

# \$1,175,000 - 221 Kinniburgh Cove, Chestermere

MLS® #A2210025

**\$1,175,000**

4 Bedroom, 5.00 Bathroom, 3,115 sqft

Residential on 0.20 Acres

Kinniburgh, Chestermere, Alberta

Nestled at the end of a quiet, family-friendly cul-de-sac on an expansive pie-shaped lot, this exceptional residence offers a rare combination of luxury, privacy, and functionality. Overlooking scenic acreages, the setting is reminiscent of a private park—lush, serene, and truly picturesque. A charming covered front porch welcomes you into the open-concept main floor, designed with both elegance and practicality in mind. Just off the foyer, a versatile flex room is ideally suited for a home office, study, or playroom. The formal dining room provides a sophisticated space for hosting gatherings, seamlessly connecting to the spacious great room, where a cozy gas fireplace adds warmth and ambiance. The adjacent breakfast nook opens onto a large rear deck, where you can enjoy peaceful views of the expansive backyard and the treed, park-like landscape beyond—creating a private outdoor retreat perfect for relaxing or entertaining. The gourmet kitchen is a culinary dream, featuring quartz countertops, stainless steel appliances, a stylish tiled backsplash, under-cabinet lighting, and elegant two-tone cabinetry. An oversized island with seating offers ample space for casual dining or entertaining, while the adjoining prep kitchen or wine room and large walk-in pantry ensure optimal organization and functionality. Natural light floods the entire rear of the home through large windows, creating a bright and airy atmosphere. A well-appointed mudroom with direct access to the double attached garage



enhances everyday convenience, while a two-piece powder room completes the main level. Throughout, 9-foot ceilings, wide-plank hardwood and tile flooring add to the home's upscale appeal. The home is also air-conditioned, ensuring year-round comfort. Upstairs, you will find four generously sized bedrooms, each complete with its own four-piece ensuite—ideal for both family living and hosting guests. The expansive primary suite offers a tranquil retreat, featuring a spacious walk-in closet, a serene sitting area, and a luxurious five-piece ensuite with a soaker tub and separate step-in shower. Large windows across the rear of the home showcase breathtaking views and amazing sunrises. A vaulted bonus room offers a versatile space for a media room, playroom, or second living area, while a conveniently located laundry room completes the upper level. The walkout basement is a blank canvas, ready for your custom development—whether it be a home gym, theatre, guest suite, or recreation area. Experience the perfect blend of sophistication and comfort in this remarkable Chestermere home—just a 15-minute drive to Calgary. Don't miss the opportunity to live in a truly special location with unmatched lifestyle appeal.

Built in 2017

**Essential Information**

MLS® #	A2210025
Price	\$1,175,000
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	Oversized, Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Water Softener, Window Coverings, Central Air Conditioner, Dryer, Gas Stove, Microwave, Washer
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	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Pie Shaped Lot, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Cement Fiber Board

Foundation                Poured Concrete

**Additional Information**

Date Listed                April 9th, 2025  
Days on Market            9  
Zoning                      R-1

**Listing Details**

Listing Office              RE/MAX Real Estate (Central)

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