



**321 Kinniburgh Cove
Chestermere, Alberta**

MLS # A2292508

\$1,070,000



Division:	Kinniburgh North		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,212 sq.ft.	Age:	2017 (9 yrs old)
Beds:	6	Baths:	5 full / 1 half
Garage:	Driveway, Triple Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Dog Run Fe		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Bidet, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s), Wired for Sound

Inclusions: N/A

OVER 8000 SQFT LOT SIZE 2-BEDROOM WALKOUT LEGAL BASEMENT SUITE + ADDITIONAL ROOM & FULL BATH | 7 BEDROOMS + DEN | 6.5 BATHS | TRIPLE CAR GARAGE | Welcome to this beautifully crafted 2017 executive home in the sought-after community of Kinniburgh, backing onto open green space. With over 3000 sq ft above grade and a fully finished walkout basement, this property offers exceptional space, flexibility, and quality throughout. The main floor showcases a bright, open layout with a spacious living room, breakfast nook, and a chef-inspired kitchen featuring a large island, quartz counters, and high-end finishes. A formal dining area, main-floor den/office, mudroom, and a convenient 2-piece bath complete this level. Upstairs you’ll find four generous bedrooms, including a primary suite with tray ceilings, a walk-in closet, and a luxurious 7-piece ensuite. The upper level also offers two additional full bathrooms, a vaulted-ceiling bonus room, and a separate laundry room for everyday convenience. The walkout basement features a fully developed 2-bedroom legal suite with its own kitchen, living area, full bath, and laundry—perfect for extended family or additional rental income. A second basement area adds an extra room and full bathroom, providing even more living options. Enjoy a massive pie-shaped lot with a fenced yard, rear deck, and beautiful open-field views. The oversized triple-car garage provides ample parking and storage. Located steps from the K‐9 school, Chestermere Health Centre, and local shopping and dining, this home combines luxury, functionality, and income potential in one of Chestermere’s premier cul-de-sac locations.