



**193 Kinniburgh Circle
Chestermere, Alberta**

MLS # A2300713



\$899,900

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|------------------|---|---------------|-------------------|
| Division: | Kinniburgh North | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,691 sq.ft. | Age: | 2015 (11 yrs old) |
| Beds: | 5 | Baths: | 2 full / 1 half |
| Garage: | Triple Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, City Lot, Cul-De-Sac, Front Yard, Landscaped | | |

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|--------------------|-------------------------------|-------------------|-----|
| Heating: | High Efficiency, Fireplace(s) | Water: | - |
| Floors: | Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco | Zoning: | R-1 |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: None

You're going to fall in love with this executive custom home, where pride of ownership shines in every detail. Perfectly situated just a half-block from Chestermere Lake and a short five-minute stroll to East Lake School (K-6), this residence offers a lifestyle of convenience and luxury. Upon entry, you are greeted by a magnificent vaulted foyer featuring engineered white oak flooring that flows seamlessly throughout the open-concept main level. The Magazine-Worthy Chef's Kitchen is anchored by a massive quartz island, custom cabinetry, a walk-through pantry, and a high-end commercial gas range. 11 foot vaulted ceilings in the living and dining areas are bathed in natural light, accented by elegant California Shutters and a cozy gas fireplace. A dedicated main-floor office provides the ideal quiet workspace for professionals. Retreat to the Master Quarters, a one-of-a-kind sanctuary highlighted by a paneled feature wall and a rustic-chic sliding barn door. The 5-piece spa ensuite features a rainfall shower, jacuzzi tub, and dual vessel sink vanities. Two additional generously sized bedrooms, a second full bath with double vanities, and a spacious bonus room—perfect for movie nights—complete this level. A separate entrance leads to the Self-contained illegal suite featuring 2 spacious bedrooms, each bedroom boasts its own walk-in closet, over-sized windows, complemented by a full kitchen, comfortable living area, and a full bathroom. Stay perfectly cool with dual A/C units just in time for the warm spring and summer evenings. The rear deck overlooks a sunny, west-facing backyard, featuring a large gazebo that your guests are going to love. An oversized triple-car garage leads into a highly functional mudroom with custom built-ins. Move in & enjoy the lifestyle you deserve!