



GRASSROOTS
REALTY GROUP

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**129 Kinniburgh Gardens
Chestermere, Alberta**

MLS # A2301272



\$849,900

Division:	Kinniburgh North		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,633 sq.ft.	Age:	2015 (11 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Garden, Lake, Landscaped, Lawn, Level, Low Maint		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Chandelier, Crown Molding, Double Vanity, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound		
Inclusions:	N/A		

Experience the pinnacle of suburban luxury at 129 Kinniburgh Gardens, a masterfully crafted residence by Sun Star Homes situated on a premium corner lot in Chestermere. This sprawling 2-storey home offers an abundance of sophisticated living space, highlighted by an open-to-above family room, high-end California blinds, and custom woodwork that flows seamlessly from the main-floor office to the massive dining area with its built-in wine rack. The gourmet chef's kitchen is a showstopper with quartz countertops and a walk-through pantry, while the upper level serves as a private sanctuary featuring a vaulted master suite and a versatile bonus room with integrated ceiling speakers. Beyond the four spacious upstairs bedrooms, the fully finished 2 Bedroom III-Legal Basement Suite adds incredible value with a second kitchen, a large rec room, and two additional bedrooms—perfect for rental and will be your mortgage helper. Complete with a west-facing backyard, custom metal fencing, and professional landscaping, this home offers an unparalleled lifestyle just minutes from Chestermere Lake, top-tier schools, and local amenities. This is a rare opportunity to own a home where every detail has been thoughtfully curated for a life of comfort and prestige.