



**129 Kinniburgh Gardens  
Chestermere, Alberta**

**MLS # A2301272**



**\$799,900**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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		
<b>Inclusions:</b>	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 Ill-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.