



**109 Kinniburgh Bay
Chestermere, Alberta**

MLS # A2306867



\$1,069,000

Division:	Kinniburgh North		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,269 sq.ft.	Age:	2015 (11 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Insulated, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Lawn, Level, Pie Shaped Lot, Street Light		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-1EM
Foundation:	Poured Concrete, See Remarks	Utilities:	-

Features: Bar, Central Vacuum, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar, Wired for Data

Inclusions: Island Bar Stools, Living Room TV and Mount, Two Outdoor Storage Sheds, Storage Container Against the House

Welcome to this exceptional luxury home located in the community of Kinniburgh in Chestermere. Situated on a professionally landscaped pie-shaped lot of over 7,000 sq.ft., this stunning property offers endless possibilities for additional entertaining space, play areas, gardening, and future outdoor customization. This beautifully designed two-storey residence offers over 3,200 sq.ft. of living space above grade, plus a fully developed basement built for comfort and entertaining. Step inside to a vaulted foyer highlighted by a grand chandelier extending to the second floor. Just off the entrance is a private office with double glass doors. At the centre of the home is the impressive open spiral staircase connecting all levels. The main floor showcases beautiful hardwood flooring throughout and features a formal dining room, spacious living room with gas fireplace, and a bright breakfast nook overlooking the backyard. The chef-inspired kitchen is beautifully appointed with a large island and eating bar, quartz countertops, stainless steel appliances including a gas cooktop with pot filler, wall oven, microwave, hood fan, refrigerator, dishwasher, large farmhouse sink, tile backsplash, walk-in pantry, and separate prep area with bar sink. A convenient mudroom with bench seating and storage, along with a 2-piece powder room, complete the main level. Patio doors off the breakfast nook lead to the expansive composite deck with pergola, creating the perfect outdoor entertaining space with two gas hookups for a BBQ and future outdoor features. Upstairs, the luxurious primary retreat features double door entry, vaulted ceilings, a spacious sitting area, spa-inspired 5-piece ensuite with soaker tub, tiled shower, dual vanities, private water closet, and large walk-in closet. The primary ensuite also features in-floor heating for added comfort. The upper level also offers three

additional generously sized bedrooms, a 5-piece bathroom, laundry room with sink and floor drain, and a large bonus room with elegant coffered ceiling. The fully developed lower level is designed for entertaining and functionality with impressive 9-foot ceilings, in-floor heating, a large family room with wet bar, cork-floored gym, office, fifth bedroom, 4-piece bathroom, storage room, and spacious utility room featuring two furnaces, two central A/C units, air exchanger, large hot water tank, and built in VacuFlo system with convenient Vroom retractable house system in kitchen and mudroom areas. Proudly offered by the original owners, this home was custom built to exceptional standards with luxury upgrades throughout. Ideally located close to the lake, playgrounds, pathways, and schools.