



**125 Kinniburgh Loop
Chestermere, Alberta**

MLS # A2307271



\$975,000

Division:	Kinniburgh North		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,206 sq.ft.	Age:	2017 (9 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Asphalt, Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, High Ceilings, No Smoking Home		

Inclusions: Dishwasher, 2 Garage Controls, Electrical Cooktop, Gas Cooktop, Microwave, Oven-Built-In, 2 Range Hood, 3 Refrigerator, 2 AC units, Camera System, and Washer and Dryer.

Backing onto serene greenspace, this custom-built 2-storey residence offers 3,206 SF of thoughtfully designed living space just moments from Chestermere Lake, top-rated schools, and everyday conveniences. Step inside to discover an expansive open-concept main floor where the gourmet kitchen—featuring handcrafted cabinetry built on-site by skilled carpenters and premium stainless steel appliances—flows seamlessly into the family room and sun-filled nook. A formal living and dining area provides elegant space for entertaining, while a private office offers the perfect work-from-home retreat. The main floor is completed by a two-piece powder room and a mudroom with custom built-in storage. Upstairs, the primary suite is a true sanctuary with heated ensuite floors, a luxurious five-piece bathroom, and dual walk-in closets. Every bedroom boasts generously sized custom closets, direct bathroom access, and wired connectivity for internet and cable. The lower level adds exceptional versatility: a fully finished two-bedroom legal suite with its own kitchenette and separate entrance—ideal for extended family, rental income, or guest accommodations. Additional highlights includes air conditioning throughout the entire home, a triple attached heated garage with a full kitchen, a whole-home speaker system, and an attached shed for extra storage (note: shed is not included in the Real Property Report). Built for comfort and efficiency with superior insulation, LED lighting throughout, and dual high-efficiency furnaces, this home balances luxury with smart, cost-saving design.