



**GRASSROOTS**

REALTY GROUP

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**114 KINNIBURGH Road**  
**Chestermere, Alberta**

**MLS # A2308886**



**\$999,900**

<b>Division:</b>	Kinniburgh North		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,037 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	5
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Corners Marked, Front Yard, Fruit Trees/Shrub(s)		

<b>Heating:</b>	In Floor, Fireplace(s), Floor Furnace	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Wet Bar

**Inclusions:** TV Brackets, Bar Fridge in Basement

Welcome to 114 Kinniburgh Road, a beautifully finished home with over 4,000 sq. ft. of developed living space, a triple-car garage, thoughtful upgrades, and a layout designed for real everyday living. From the moment you step inside, the home feels bright, spacious, and comfortable, with 9 ft. ceilings, hardwood and tile flooring, a front office, and an inviting main living area centred around a gas fireplace. The kitchen is both stylish and functional, offering quartz countertops, a gas stove, generous eating area, spice kitchen, and a walk-through mudroom that keeps daily life organized. Upstairs, the home continues to impress with a large bonus room, convenient laundry room with sink, 4 bedrooms, and 3 full bathrooms. The spacious primary retreat offers a walk-in closet and a beautiful 5-piece ensuite with dual sinks, heated tile, a jetted tub, and separate shower. The fully finished basement adds exceptional flexibility, with a large family room, wet bar/kitchenette-style area, 2 bedrooms, a full bathroom, and a versatile flex room ideal for a home gym, office, hobby room, or wellness space. With its separate side entrance, 2 furnaces, lower wet bar/kitchenette-style area, bedrooms, and full bathroom, the basement offers excellent flexibility for extended family, guests, teenagers, or multi-generational living. Outside, the fenced backyard backs onto open field views and offers great space to relax or entertain, with a deck, exposed aggregate patio, and plenty of room to enjoy the setting. Complete with 2 air conditioners and in-ground sprinklers, and with homes behind, this is a warm, well-appointed home with space, comfort, and thoughtful details inside and out. Click on the link to view the Virtual Tour!