



**109 Kinniburgh Cove
Chestermere, Alberta**

MLS # A2317356



\$999,900

Division:	Kinniburgh North		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,573 sq.ft.	Age:	2018 (8 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Interior Lot, Sloped		

Heating:	Forced Air, Other	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Refrigerator		

Tucked into a quiet cul-de-sac in the heart of Kinniburgh Cove, this impressive Chestermere home delivers the space, flexibility, and lifestyle today’s families are actively searching for – over 3,600 sq. ft. of fully developed living space in a prime, family-friendly location. Designed for real life and future potential, this property offers 6 bedrooms, 3.5 bathrooms, a triple attached garage, central air conditioning, and 9’ ceilings on both the main floor and basement, creating an open, airy feel throughout all three levels. The main floor is built for connection and comfort, featuring a bright living room with a fireplace, a dedicated dining space that opens onto the back deck, and a private main-floor office ideal for remote work or study. The kitchen sits at the heart of the home with a large island, stainless steel appliances, full-height cabinetry, a walk-through pantry, and plenty of space to gather. Upstairs, you’ll find four well-sized bedrooms, including a spacious primary suite complete with a 5-piece ensuite and walk-in closet. A large bonus room adds extra flexibility for a playroom, media space, or second family lounge, plus the convenience of upper-floor laundry. The fully developed walk-out basement expands the home’s possibilities with a 2-bedroom illegal suite, complete with its own kitchen, living area, bathroom, and laundry – ideal for extended family or a strong mortgage helper setup. Located just minutes from schools, shopping, restaurants, and everyday amenities, this home offers a rare combination of space, function, and income potential in one of Chestermere’s most sought-after communities.