



GRASSROOTS
REALTY GROUP

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**160 Kinniburgh Loop
Chestermere, Alberta**

MLS # A2318184



\$1,249,900

Division:	Kinniburgh South		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,084 sq.ft.	Age:	2018 (8 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Landscaped, No Neighbours Behind, Pie Shaped Lot, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, Jetted Tub, Kitchen Island, No Animal Home, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	Storage Shed, Garage Heater, Basement Refrigerator		

Welcome to the finest home Kinniburgh has to offer, delivering over 4,000 sq ft of luxurious living space with a south-facing walkout backing onto a tranquil pond. The main floor impresses with a private den, a dream kitchen designed for the passionate cook, and soaring cathedral ceilings in the living room that flood the space with natural light. A thoughtfully designed mudroom includes a valuable dog-wash station. Upstairs, you'll find three generously sized bedrooms, a bright bonus room, and a stunning primary retreat featuring a Romeo & Juliet balcony overlooking the water. The walkout level is an entertainer's haven with a large recreation room, wet bar, space for a pool or games table, plus a bedroom and home gym. Step outside to a gardener's oasis, where the beautifully landscaped yard blends seamlessly with the pond and open views. The extras include CENTRAL AIR CONDITIONER, HEATED GARAGE, WATER SOFTENER and NEW HOT WATER TANK. This is a rare opportunity to own a truly exceptional property in one of Chestermere's most sought-after communities. Come see it for yourself by booking an appointment with your REALTOR before it's too late.