



**193 Kinniburgh Circle
Chestermere, Alberta**

MLS # A2319654



\$849,900

Division:	Kinniburgh North		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,691 sq.ft.	Age:	2015 (11 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Front Yard, Landscaped		

Heating:	High Efficiency, Fireplace(s)	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: None

You're going to fall in love with this executive custom home, where pride of ownership shines in every detail. Perfectly situated just a half-block from Chestermere Lake and a short five-minute stroll to East Lake School (K-6), this residence offers an unmatched lifestyle of convenience and luxury. Upon entry, you are greeted by a magnificent 18-foot vaulted foyer featuring engineered white oak flooring that flows seamlessly throughout the open-concept main level, which boasts 9-foot ceilings on all 3 levels for an incredibly airy and spacious feel. The magazine-worthy chef's kitchen is anchored by a massive quartz island, custom cabinetry, a walk-through pantry, and a high-end 36" commercial gas range. The living and dining areas boast 11-foot vaulted ceilings bathed in natural light, accented by elegant California shutters and a cozy gas fireplace. A dedicated main-floor office provides the ideal quiet workspace for professionals, but can easily serve as a 4th Bedroom (Notice the Murphy Bed). Retreat to the primary suite—a one-of-a-kind sanctuary highlighted by a paneled feature wall and a rustic-chic sliding barn door. The 5-piece spa ensuite features a rainfall shower, jacuzzi tub, and dual vessel sink vanities. Two additional generously sized bedrooms, a second full bath with double vanities, and a spacious bonus room—perfect for movie nights—complete the upper level. A separate side entrance leads to a **Illegal BASEMENT SUITE**, offering incredible income potential (CURRENTLY RENTED). Thanks to the high ceilings, this bright space features oversized windows, a full kitchen, a comfortable living area, a full bathroom, and two spacious bedrooms—each boasting its own walk-in closet. Step outside to the sunny, west-facing backyard, where the rear deck and large gazebo create the perfect setting for

summer entertaining. Additional premium features include an oversized triple-car garage leading into a highly functional mudroom with custom built-ins, and DUAL AIR CONDITION units to keep you perfectly cool all summer long. Move in and enjoy the lifestyle you deserve!