



GRASSROOTS
REALTY GROUP

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**193 Kinniburgh Way
Chestermere, Alberta**

MLS # A2321879



\$899,900

Division:	Kinniburgh North		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,543 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, See Remarks, Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, Level, Pie		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	TV wall mounts x 3 (main level living room + bonus room + basement), Gun safe in Basement, Hot Tub, Garden Shed, Radon Reduction System		

Backing directly onto a scenic walking path, this property sets a commanding standard from the moment you arrive with its sprawling pie-shaped lot, timeless curb appeal, and a coveted triple-car attached garage, perfectly configured for larger vehicles and extensive family gear storage. Inside, the main level instantly greets you with an abundance of natural light streaming through large windows, highlighting the airy 9-foot ceilings and premium flooring. Designed with the busy modern family in mind, the entry sequence features a highly functional walk-through mudroom complete with custom built-in lockers, flowing seamlessly into a massive walk-through pantry. The gourmet kitchen is a chef's delight, anchored by an expansive granite island, rich cabinetry, and premium stainless appliances. A three-sided fireplace provides an elegant architectural transition from the sunlit dining area to the living room, while a main-floor flex room enclosed by elegant French doors offers the perfect private footprint for a dedicated home office or study. Fully integrated central air conditioning ensures absolute climate comfort through the warmest months, while an advanced radon reduction system provides ultimate peace of mind, proactively optimizing indoor air quality and ensuring a safe, healthy living environment for your family. The upper level serves as the ultimate family hub, thoughtfully designed to maximize privacy and ease morning routines. An expansive layout hosts a central family bonus room alongside a total of four upper-level bedrooms and a dedicated laundry room. This includes a private primary suite complete with a generous walk-in closet and a luxurious 5-piece ensuite featuring granite countertops, a deep soaker tub, separate glass shower, and dual vanities. A standout feature is the incredibly intelligent layout of the main upper bathroom; opposing independent

vanities give children their own personal spaces, while a separate pocket door for the shower and toilet provides complete privacy, allowing multiple family members to get ready simultaneously during the morning rush. The fully developed lower level transitions into an incredible entertainment haven, anchored by a generous open recreation room designed for hosting movie nights, a game of shuffleboard or foosball, darts, and large social gatherings. This expansive footprint is beautifully elevated by a sleek, built-in wet bar, making it the perfect spot for serving refreshments during weekend game days. Offering fantastic functional utility for a growing family, independent teenagers, or guests, this level also features a private fifth bedroom and an additional bath. Stepping outside, the massive, park-like backyard is an absolute private oasis and features established garden boxes, fruit trees, great deck for entertaining and a hot tub. Offering direct gate access to the walking trails, this turn-key residence delivers an unparalleled blend of premium features, functional space, and an elite location.