



**237 Kinniburgh Way
Chestermere, Alberta**

MLS # A2322513



\$824,900

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|------------------|---|---------------|-------------------|
| Division: | Kinniburgh North | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,666 sq.ft. | Age: | 2015 (11 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Tripl | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Landscaped, No Neighbours Behind, Rectangular Lot, | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s) | | |
| Inclusions: | None | | |

Welcome to this beautifully appointed home with an attached 3-car garage (6 parking spots in total) in North Kinniburgh, where custom finishes and functionality come together to create the perfect space for growing and multi-generational families. Backing onto open space with no neighbours behind, this home offers an environment ideal for everyday living and large family gatherings. With over \$80,000 in premium upgrades, this residence has been thoughtfully designed to accommodate both elegant entertaining and practical day-to-day life. The main floor features rich solid hardwood flooring, bringing warmth, durability, and timeless sophistication, perfect for busy households. A formal front dining room provides an ideal setting for festive celebrations, while the bright living room, complete with a gas fireplace and expansive windows, offers a welcoming space to gather with family. At the heart of the home lies a gourmet kitchen equipped with high-end appliances, including a WOLF induction cooktop, JennAir built-in ovens, Miele dishwasher, Samsung 32 cu. ft. refrigerator, and a ULine beverage cooler. Granite countertops, a spacious walk-in pantry, and a generous breakfast nook ensure both beauty and practicality. The walk-in pantry layout also presents the opportunity to incorporate a dedicated spice kitchen (secondary prep kitchen) – a highly desirable feature for preparing aromatic dishes while keeping the main kitchen pristine. Upstairs, the vaulted primary bedroom serves as a serene retreat, complete with a spa-inspired 5-piece ensuite and an expansive walk-in closet. Three additional bedrooms, a Jack & Jill 5-piece bathroom, and a bright bonus room provide flexible space for children, guests, or extended family. The upper-floor laundry room with sink adds convenience for busy households. The unfinished basement offers incredible potential to be

transformed into a fully developed lower level tailored for multi-generational living. Envision a complete private space featuring two additional bedrooms, a 4-piece bathroom, and a spacious living area, ideal for extended family members, in-laws, or even guests seeking comfort and independence under one roof. Additional highlights include central air conditioning, pre-wiring for a Sonos sound system, and a heated triple-car garage with epoxy flooring—perfect for vehicles, storage, or hobby space. Located in one of Chestermere’s most sought-after communities, this home is surrounded by parks, pathways, schools, and convenient amenities. Known for its welcoming atmosphere and strong sense of community, Chestermere offers an exceptional lifestyle for families of all sizes.