



GRASSROOTS
REALTY GROUP

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120 KINNIBURGH Circle
Chestermere, Alberta

MLS # A2328764



\$939,900

Division:	Kinniburgh North		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,190 sq.ft.	Age:	2014 (12 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Additional Parking, Garage Door Opener, Heated Garage, Insulated, Triple G		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Level, Low Maintenance Landscape, Re		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	TV Brackets, Projection Screen in Rec Room, Shed, Car Lift in Garage		

120 Kinniburgh Circle, a BEAUTIFULLY appointed family home LOADED WITH UPGRADES including 'COFFERED CEILINGS' and over 4300 sq. ft. of developed living space in the desirable community of Kinniburgh! Thoughtfully designed with generous room sizes, a functional layout, quality finishings throughout, along with CENTRAL AIR! this residence offers the perfect balance of everyday comfort and stylish living. From the moment you enter, you are welcomed by a bright and spacious foyer that opens into a main floor designed to accommodate both family life and entertaining with ease. At the heart of the home is a beautifully designed kitchen featuring rich cabinetry, abundant counter space, GRANITE countertops, stainless steel appliances, including a gas cook top, built in microwave, built in oven, WINE FRIDGE, a MASSIVE central island, walk through pantry, and an expansive dining area ideal for hosting family gatherings or casual meals alike. The adjoining living room offers a warm and inviting atmosphere with plenty of space to relax, while large windows allow natural light to pour throughout the main level. A private main floor office creates the ideal work from home setup, while the mudroom adds everyday convenience and organization. The upper level continues to impress with four spacious bedrooms, a large central bonus room, dedicated laundry room, and a layout tailored for growing families. The primary retreat is a true sanctuary, easily accommodating your king-sized bed while offering a generous walk-in closet and a spa like ensuite bath complete with dual sinks, separate shower, and stand alone tub for relaxing at the end of the day. The additional bedrooms are all well proportioned and thoughtfully positioned. Complete with its own 'SEPARATE SIDE ENTRANCE' the fully developed basement provides exceptional

flexibility and added living space, featuring a large family room with its own projector screen, a full bathroom, two bedrooms, bar area (this could be easily turned into a 'kitchenette') along with excellent storage. Whether used for entertaining, fitness, guests, teenagers, or multigenerational living, this lower level is ready to meet your needs. Step outside to enjoy the beautifully maintained sunny west facing yard with mature trees beyond the fence line creating added privacy, a large deck perfect for summer evenings, and plenty of space for children, pets, or outdoor enjoyment. The attached HEATED, TRIPLE car garage measures 21'3" x 30', and offers excellent room for vehicles, storage, and everyday practicality. Ideally located close to the lake, schools, pathways, and everyday amenities, with convenient access into Calgary, this is a home that offers outstanding space, versatility, and pride of ownership in one of Chestermere's most desirable communities. New hot water tank 2024, new engineered hardwood installed 2023! Don't miss the opportunity to make this property your new home! Click on the link to view the Virtual Tour!