



GRASSROOTS
REALTY GROUP

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**166 Kinniburgh Crescent
Chestermere, Alberta**

MLS # A2328973



\$999,900

Division:	Kinniburgh North		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,225 sq.ft.	Age:	2021 (5 yrs old)
Beds:	7	Baths:	5
Garage:	Off Street, Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Interior Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Tray Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

3225.05 SqFt | 7 Bedrooms | 5 Full Bathrooms | 2 Bedroom Basement Suite (Illegal) | Chef's Kitchen | Spice Kitchen | Built-in Stainless Steel Appliances | Electric Cooktop & Gas Stove | Contrasting Island with Barstool Seating | Full Height Cabinets | Main Level Bedroom & 3pc Bath | Open to Below Ceilings | Wide Plank Flooring | Recessed Lighting | Camouflaged Heat Registers | Central Air | Gas Fireplace | Mudroom with Built-in Shelving & Hooks | 4 Upper Level Bedrooms (2 Primary) | 3 Bathrooms | Family Room | Full Laundry Room with Sink & Cabinet Storage | Separate Side Entry to Basement | High Ceilings | Egress Windows | Spacious Basement Kitchen with Stainless Steel Appliances | Modern Backsplash | Plush Living Space | 2 Basement Bedrooms | 4pc Bath | Basement Laundry | Expansive Backyard | Deck | Lawn | Triple Attached Garage. Welcome to this beautifully designed & exceptionally spacious family home offering over 3,225 SqFt above grade, 7 bedrooms, 5 full bathrooms & a thoughtfully designed 2 bedroom illegal basement suite. With upscale finishes, central air conditioning & an incredible layout, this home provides the perfect blend of luxury, functionality & flexibility for large families or multigenerational living. The main level is designed for both everyday living & entertaining with soaring open to below ceilings, wide plank flooring, recessed lighting & camouflaged heat registers throughout. The chef's kitchen is the centrepiece of the home featuring built-in stainless steel appliances, an electric cooktop, full height cabinetry & a contrasting centre island with barstool seating. The fully equipped spice kitchen with gas stove provides additional prep & cooking space while keeping the main kitchen pristine. The dining area flows seamlessly into the living room where a gas fireplace creates a warm & inviting atmosphere. A main level bedroom &

3pc bathroom offer exceptional flexibility for guests, extended family or a home office. Completing this level is a practical mudroom with built-in shelving & hooks conveniently located off the triple attached garage. The upper level offers 4 generously sized bedrooms including 2 primary suites, a rare & highly desirable feature. The main primary retreat provides a private escape while the second primary bedroom is ideal for multigenerational living, older children or long-term guests. Two additional bedrooms, another full bathroom, a spacious family room & a dedicated laundry room complete with sink & cabinet storage complete the upper level. The separate side entrance leads to the fully developed 2 bedroom illegal basement suite featuring high ceilings & large egress windows that fill the space with natural light. The spacious kitchen is beautifully finished with stainless steel appliances & a modern backsplash, while the plush living area provides comfortable space for relaxing & entertaining. Two bedrooms, a full 4pc bathroom & separate laundry complete this level. Hurry & book your showing today!