



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**113 Kinniburgh Bay
Chestermere, Alberta**

MLS # A2329091



\$1,003,000

Division:	Kinniburgh North		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,186 sq.ft.	Age:	2015 (11 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Lawn, Pie Shaped Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	REM
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: Window Coverings

Welcome to this exceptional 2-storey family home nestled on a quiet cul-de-sac, offering over 3,186.18 sq. ft. of interior living space with an impressive layout designed for both everyday comfort and entertaining. Boasting 6 bedrooms and 4 full bathrooms, this beautifully maintained residence features soaring high ceilings, an abundance of natural light, and spacious living areas throughout. The main floor showcases a bright and inviting living room, a dedicated home office/den, formal dining area, and a generous breakfast nook overlooking the backyard. The well-appointed kitchen offers ample cabinetry, expansive counter space, a walk-in pantry, and seamless flow for family gatherings and entertaining. Convenient main floor laundry adds to the home's functionality. Upstairs, you'll find 4 spacious bedrooms, including a luxurious primary retreat complete with a 5-piece ensuite and walk-in closet. The additional bedrooms are generously sized and serviced by another full 4-piece bathroom, and a bonus room for your private lounging, making this the ideal layout for growing families. The fully finished basement expands your living space with 2 additional bedrooms, a full 4-piece bathroom, and a massive recreation room perfect for a bar, home theatre, game room, fitness area, or entertaining guests. Outside, enjoy a fully fenced backyard offering privacy and deck plenty of room for children and pets, and endless possibilities for outdoor living. The oversized triple attached garage provides abundant space for vehicles, storage, and hobbies. Location is everything, and this home truly delivers. Enjoy being just minutes from beautiful Chestermere Lake, where you can take advantage of year-round recreation including boating, paddleboarding, kayaking, fishing, beach access, scenic walking paths, and family-friendly parks. Perfectly situated in a family-friendly community, this

home offers exceptional convenience with East Lake School just minutes away, nearby parks, grocery stores, restaurants, healthcare services, and recreational amenities. Commuters will appreciate the easy access to public transit, with the nearest bus stop only 9 minutes away, quick access to Marlborough LRT Station, and approximately 27 minutes to downtown Calgary, making daily travel simple and convenient. A rare opportunity to own a spacious, move-in ready home in a highly desirable cul-de-sac location—offering the perfect combination of space, functionality, and lifestyle. This is one you won't want to miss!