



GRASSROOTS
REALTY GROUP

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**111 Kinniburgh Place
Chestermere, Alberta**

MLS # A2330542



\$999,900

Division:	Kinniburgh North		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,262 sq.ft.	Age:	2018 (8 yrs old)
Beds:	7	Baths:	5
Garage:	Driveway, Garage Faces Front, On Street, Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, No Back Lane, Rectangular Lot		

Heating:	Electric, Forced Air, See Remarks	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

Inclusions: Basement Appliance - Electric Stove, Refrigerator, Hood Fan, Washer, Dryer

Luxury Family Home | Fully Finished Walkout Basement Suite(illegal) | Over 4,600 SqFt of Developed Living Space | Central Air | 7 Bedrooms | 5 Full Bathrooms | Moments to Chestermere Lake | Main Level Bedroom & 3pc Bath | Chef's Kitchen | Spice Kitchen | Quartz Countertops | Oversized Centre Island with Built-in Sotrage | Stainless Steel Appliances | Gas Fireplace | 10Ft Main Level Ceilings | 9Ft Upper Level Ceilings | 4 Upper Level Bedrooms | 2 Primary Bedrooms with Ensuite Bathrooms | Upper Level Bonus Room | Upper Level Laundry | Walkout Basement Suite(illegal) | Full Kitchen | 2 Basement Bedrooms | Separate Entrance | Basement Laundry | Central Air Conditioning | Landscaped Yard | Triple Attached Garage | Structural Warranty Until 2030. Welcome home to this exceptional luxury family home offering over 4,600 SqFt of developed living space throughout the main, upper & fully finished walkout basement. Located moments from Chestermere Lake, East Lake School & walking paths, this beautifully designed home combines elegant finishes, expansive living space & incredible flexibility for multigenerational living. Step inside to a grand foyer with soaring 10ft ceilings & abundant natural light that immediately showcases the home's impressive design. The open floor plan seamlessly connects the formal dining room, family room & chef's kitchen, creating the perfect layout for both everyday living & entertaining. The chef's kitchen is beautifully finished with quartz countertops, premium stainless steel appliances, a grand island with storage & a built-in wine shelf, full height cabinetry & abundant storage. The adjoining spice kitchen is equipped with additional cabinetry, a second prep space & pantry storage, making meal preparation & hosting effortless. The spacious family room is centred by a gas fireplace while oversized windows fill the home with natural

light. A main level bedroom & 3pc bath provide excellent flexibility for guests, extended family or a private home office. Upstairs, 9ft ceilings continue throughout where you'll find 4 spacious bedrooms, 3 full bathrooms, a bonus room & laundry. The primary retreat is designed for relaxation with a spa-inspired 5pc ensuite & a custom walk-in closet complete with built-in organizers. The second primary bedroom also features its own walk-in closet & private ensuite while the remaining bedrooms are generously sized. The fully finished walkout basement expands your living space with its own private entrance, full kitchen, recreation area, 2 bedrooms, full bathroom & separate laundry, making it an ideal space for multigenerational living or future rental opportunities. Outside, enjoy the beautifully landscaped backyard with paved side access while the oversized triple attached garage is insulated, drywalled & provides exceptional parking & storage. Complete with central air conditioning, a structural warranty until 2030 & an outstanding location! Hurry & book your showing today!