



GRASSROOTS
REALTY GROUP

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108 Kinniburgh Close
Chestermere, Alberta

MLS # A2331653



\$929,000

Division:	Kinniburgh North		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,682 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Garden, Landscaped, Pie Shap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this HIGHLY UPGRADED & EXCEPTIONAL HOME - in the prestigious community of KINNIBURGH, where timeless elegance meets modern luxury. Situated on a QUIET CUL-DE-SAC and an expansive PIE-SHAPE LOT, this meticulously maintained 4-bedroom, 2.5-bathroom residence offers an elevated lifestyle with outstanding craftsmanship, premium upgrades, and a stunning backyard oasis. From the moment you arrive, the impressive curb appeal and professionally landscaped yard create a lasting first impression. The oversized heated garage is both functional and practical, featuring overhead storage shelves that provide ample space for bikes, seasonal items, and recreational gear. Step inside to a grand, light-filled foyer that welcomes you into one of the most thoughtfully designed floors plans you'll find. The open-concept main level seamlessly blends style and functionality, creating the perfect space for everyday living and entertaining. The chef-inspired kitchen is truly the heart of the home, showcasing full-height white cabinetry, an OVERSIZED QUARTEZ ISLAND, wall oven, premium stainless-steel appliances, a new gas range (2025), refrigerator (2025), bar fridge (2025), brand-new dishwasher (July 2026), and fresh interior paint (June 2025). A massive walk-in pantry offers exceptional storage and has the potential to be converted into a spice kitchen. Adjacent to the kitchen, the bright dining area overlooks the backyard and flows effortlessly into the spacious living room. Expansive windows flood the home with natural light. A generous rear mudroom provides convenient access to the oversized garage. Upstairs, features brand - new carpeting throughout (2025) and staircase leads to a spectacular bonus room with vaulted ceilings—an ideal retreat for family movie nights or relaxing together. The luxurious

primary suite is a private sanctuary, featuring a spacious king-sized bedroom, a large walk-in closet with built-in organizers, and a spa-inspired 5-piece ensuite complete with dual quartz vanities, a tiled walk-in shower, and a deep soaker tub. Three additional generously sized bedrooms, an upper-level laundry room, and a well-appointed 5-piece Jack-and-Jill bathroom complete the upper floor, offering an ideal layout for growing or multi-child families. Additional features include central air conditioning, a water softener, and a built-in Sonos sound system with speakers throughout the home, delivering comfort and convenience year-round. Step outside to an upper deck that's perfect for summer BBQs, while the expansive lower deck creates a private outdoor retreat ideal for entertaining or simply unwinding. The beautifully landscaped pie-shaped yard is surrounded by mature trees for added privacy and features established garden beds along with a variety of fruit trees, creating a peaceful backyard oasis, this remarkable home offers the perfect blend of luxury, and pride of ownership. Move-in ready and finished to an exceptional standard. Start packing, YOUR DREAM HOME AWAITS!