



GRASSROOTS
REALTY GROUP

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160 Kinniburgh Loop
Chestermere, Alberta

MLS # A2343676



\$1,225,000

Division:	Kinniburgh South		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,114 sq.ft.	Age:	2018 (8 yrs old)
Beds:	6	Baths:	4 full / 2 half
Garage:	Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Storage Shed, Garage Heater, Basement Refrigerator		

Set against the pond in Kinniburgh, this beautifully finished WALKOUT home offers almost 4,400 sq. ft. of developed living space, 4 BEDROOMS UP, an OVERSIZED HEATED TRIPLE GARAGE and a setting that fills the home with natural light. Extensive custom landscaping creates an impressive first impression with exposed aggregate walkways and stairs, stamped concrete garden beds and carefully designed outdoor spaces that continue into the sunny backyard overlooking the water and pathway system. Inside, soaring 18' ceilings and expansive windows frame the POND VIEWS and allow sunlight to pour through the home. Custom details include upgraded trim and WAINSCOTTING, a COFFERED DINING ROOM CEILING and CROWN MOULDING on the upper level. The kitchen is centred around a large island with a 6-burner gas range, double built-in wall ovens and extensive cabinetry. The upgraded walk-through pantry adds custom shelving, additional countertops and exceptional storage. The dining room features a custom built-in buffet with glass doors and integrated lighting, while the living room offers a GAS FIREPLACE, built-ins and in-ceiling speakers. French doors open to a dedicated office with extensive built-in cabinetry, while the mudroom provides locker-style storage and a DOG WASH. A CUSTOM SPIRAL STAIRCASE creates a unique connection from the main level to the backyard below. Upstairs, the PRIMARY RETREAT captures beautiful pond views and features a vaulted ceiling, hidden perimeter lighting and Juliet balcony. The ensuite includes a freestanding tub, dual vanities, dedicated makeup area and access to the custom walk-in closet. Three additional bedrooms are located upstairs, including a generous 4TH BEDROOM above the garage that can also function as a bonus or media room. A well-appointed

laundry room completes the level. The fully developed WALKOUT BASEMENT adds outstanding versatility with a KITCHENETTE, full-size refrigerator, extensive cabinetry, recreation space, 2 additional bedrooms, a full bathroom and large windows. Subject to municipal approval, the layout offers excellent potential for MULTI-GENERATIONAL LIVING. Outside, the extensive landscaping continues with a GAS FIREPIT, beautifully maintained yard and direct connection to the surrounding pathway system. A thoughtfully designed overhang creates a COVERED OUTDOOR SITTING AREA to enjoy the backyard and pond setting. The OVERSIZED TRIPLE GARAGE features an upgraded heater with excellent space for vehicles, storage and hobbies. Additional features include DUAL FURNACES, SMART SWITCHES throughout, air conditioning on the upper level, a large storage shed and a recently replaced HOT WATER TANK. An exceptional combination of space, custom finishing, natural light and water views in one of Kinniburgh's most desirable settings.