



GRASSROOTS
REALTY GROUP

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108 Kinniburgh Close
Chestermere, Alberta

MLS # A2351647



\$824,900

Division:	Kinniburgh North		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,712 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Lawn, Low Maintenance Landscape, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: n/a

Welcome to this exceptional, extensively upgraded home in the prestigious community of Kinniburgh, where modern luxury meets timeless elegance. Situated on a quiet cul-de-sac with an expansive pie-shaped lot, this beautifully maintained 4-bedroom, 3-bathroom home offers the perfect blend of style, comfort, and functionality. Step inside to a grand, sun-filled foyer and an inviting open-concept main floor designed for everyday living and entertaining. The chef-inspired kitchen features full-height white cabinetry, an oversized quartz island, a wall oven, premium stainless-steel appliances, and updated appliances, including a gas range, refrigerator, and bar fridge (2025), plus a new dishwasher (July 2026). Fresh interior paint (June 2025) and a spacious walk-in pantry with potential for a spice kitchen add even more appeal. The bright dining area overlooks the landscaped backyard, while expansive windows fill the living room with natural light. Upstairs, brand-new carpeting (2025) leads to a spectacular vaulted bonus room. The luxurious primary suite offers a king-sized bedroom, organized walk-in closet, and spa-inspired 5-piece ensuite with dual quartz vanities, a tiled shower, and a deep soaker tub. Three additional bedrooms, upper-floor laundry, and a 5-piece Jack-and-Jill bathroom complete the level. Additional highlights include central air conditioning, a water softener, built-in Sonos speakers, and an oversized heated garage with overhead storage. Enjoy summer evenings on the upper deck or relax on the expansive lower deck, surrounded by mature trees, established garden beds, and fruit trees. Luxury, privacy, and exceptional pride of ownership—your dream home awaits!