



GRASSROOTS
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**136 Kinniburgh Drive
Chestermere, Alberta**

MLS # A2232363



\$969,000

Division:	Kinniburgh North		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,739 sq.ft.	Age:	2014 (11 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Driveway, Garage Door Opener, Heated Garage, Insulated, Oversized, Triple		
Lot Size:	0.14 Acre		
Lot Feat:	Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Stone Counters, Walk-In Closet(s)		

Inclusions: Shed in back yard , Bike pulleys in garage , Elliptical in Workout Area , Wood shelving in garage

Welcome to 136 Kinniburgh Drive, Chestermere. Discover this exceptional, move-in-ready home tucked away on a quiet, family-friendly street. Offering approximately 3,768 sq ft of beautifully finished living space, this immaculately maintained property features 5 bedrooms (4 on the upper level), luxurious upgrades, and an amazing layout. As you enter, you're greeted by a grand foyer with soaring ceilings that immediately create a sense of openness and elegance. Just off the entrance, a versatile office or flex room provides a private, stylish space ideal for working from home, studying, or creative pursuits. At the heart of the home lies a stunning kitchen that blends form and function. Floor-to-ceiling white cabinetry offers exceptional storage, while the oversized ~11-foot stone island serves as a striking centerpiece—ideal for meal prep, casual dining, or entertaining guests. High-end built-in stainless steel appliances, a walk-through pantry with shelving & expansive counter space make this a dream kitchen for any cooking enthusiast. Adjacent to the kitchen, the bright and spacious dining area is surrounded by large windows overlooking the beautifully landscaped backyard. There's ample room for a full-sized dining table, perfect for hosting family dinners or special occasions. This area seamlessly flows into the welcoming family room, featuring custom built-ins and a cozy gas fireplace—perfect for relaxing at the end of the day. Rich, dark hardwood flooring runs throughout the main level, adding warmth and elegance. Upstairs, a large bonus room offers extra family space—great for movie nights, playtime, or a second lounge. The upper floor includes four generously sized bedrooms and a conveniently located laundry room. The luxurious primary suite is a true retreat with a spa-inspired 5-piece ensuite featuring dual vanities,

a deep soaker tub, and a tiled walk-in shower. A spacious walk-in closet with custom shelving completes the suite. The finished basement impresses with 9-foot ceilings, a fifth bedroom, and a sleek 3-piece bathroom with an oversized walk-in shower—ideal for guests or extended family. Additional finished areas offer endless possibilities: a gym, games room, second office, or media lounge. Large basement windows ensure a bright, comfortable atmosphere. Step outside into a private South exposure backyard oasis with a newly built deck (2024), a pergola, & a gas BBQ hookup, perfect for summer entertaining. Mature landscaping & trees offer beauty and privacy, while the fully fenced yard provides a safe space for kids and pets. A wired shed adds functionality as a workshop, garden space, or retreat. Additional highlights include: Central A/C, heated oversized triple garage with newer epoxy flooring, 9-foot ceilings, elegant 8-foot interior doors, Level 2 EV charger, new hot water tank(2024), & some fresh paint. Located in a sought-after community, enjoy easy access to/biking paths,parks, amenities, and excellent nearby schools. Book your viewing now!