



GRASSROOTS
REALTY GROUP

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**321 Kinniburgh Cove
Chestermere, Alberta**

MLS # A2265528

\$1,199,000



Division:	Kinniburgh North		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,009 sq.ft.	Age:	2017 (8 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Driveway, Triple Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Dog Run Fe		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, See Remarks, Separate/Exterior Entry, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s), Wired for Sound		
Inclusions:	Garage Heater all the applianced in the Basement		

2 WALKOUT BEDROOM LEGAL SUITE BASEMENT & EXTRA ROOM AND FULL BATH IN THE BASEMENT | 7 BEDROOMS + DEN | 6.5 BATHROOMS | SEPARATE LAUNDRY IN THE BASEMENT| Welcome to this beautifully crafted 2017 triple car garage home backing onto serene open fields in the highly desirable community of Kinniburgh. 3000+ sq. ft. across two spacious levels, this property sits on a massive pie-shaped lot in a quiet cul-de-sac — perfect for families seeking space, comfort, and luxury. The main floor features a bright and open layout with a large living room, breakfast nook, and a chef-inspired kitchen complete with premium finishes. You’ll also find a formal dining room, den/office, mudroom, and a convenient 2-piece bath. Upstairs, enjoy 4 generous bedrooms, 3 full bathrooms, and a vaulted-ceiling bonus room. The primary suite boasts tray ceilings, a walk-in closet, and a luxurious 7-piece ensuite designed for relaxation. The upper level also includes a laundry room and a 4-piece bath for the additional bedrooms. The walkout basement is ready for your personal touch — finish it to suit your lifestyle! The oversized triple-car garage offers ample space for vehicles and storage. Located just a short walk from the new K–9 school, Chestermere Health Centre, and new shopping amenities, this home combines elegance, functionality, and convenience in one remarkable package.