



**113 Kinniburgh Way
Chestermere, Alberta**

MLS # A2294516



\$749,500

Division:	Kinniburgh North		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,421 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Cement Fiber Board, Composite Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: Alarm System, Storage Shed, Garage Storage

Welcome to 113 Kinniburgh Way, a stunning family home wrapped in premium concrete fibre siding, nestled in Chestermere's highly desirable Kinniburgh community. Boasting over 2,400 sq. ft. of bright, above-grade living space, the open-concept main floor is elevated by soaring 9ft ceilings and built-in in-home speakers. The layout is designed for both entertaining and everyday life, featuring a dedicated home office, a spacious living and dining area, and a gorgeous kitchen showcasing granite counters and a walk-through pantry. This connects right to the mudroom and the oversized 24' x 22' heated double attached garage, complete with ample storage, and luxury Epoxy flooring, making Alberta winters a breeze. Upstairs, you'll find a massive family room perfect for movie nights, an upper-level laundry room, and three generous bedrooms—including a luxurious primary suite with a large walk-in closet and a spa-like 5-piece ensuite. The fully finished basement adds incredible value with a sprawling 25' x 25' rec room, a private fourth bedroom, and an additional full bath. Outside, your backyard oasis awaits: enjoy summer evenings on the maintenance-free composite covered deck complete with built-in lighting, overlooking a beautifully landscaped yard equipped with a convenient irrigation system and an oversized shed for extra storage. Located just minutes from Chestermere Lake, top-rated schools, and parks, this exceptional 4-bedroom, 3.5-bath home truly has it all, including A/C—schedule your private showing today!