



**193 Kinniburgh Circle
Chestermere, Alberta**

MLS # A2300713



\$949,900

Division:	Kinniburgh North		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,691 sq.ft.	Age:	2015 (11 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Front Yard, Landscaped		

Heating:	High Efficiency, Fireplace(s)	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: None

**** Open House, Sunday 1-3pm**** You're going to fall in love with this executive custom home, where pride of ownership shines in every detail. Perfectly situated just a half-block from Chestermere Lake and a short five-minute stroll to East Lake School (K-6), this residence offers a lifestyle of convenience and luxury. Upon entry, you are greeted by a magnificent ' vaulted foyer featuring engineered white oak flooring that flows seamlessly throughout the open-concept main level. The Magazine-Worthy Chef's Kitchen is anchored by a massive quartz island, custom cabinetry, a walk-through pantry, and a high-end ' commercial gas range. 11 foot vaulted ceilings in the living and dining areas are bathed in natural light, accented by elegant California Shutters and a cozy gas fireplace. A dedicated main-floor office provides the ideal quiet workspace for professionals. Retreat to the Master Quarters, a one-of-a-kind sanctuary highlighted by a paneled feature wall and a rustic-chic sliding barn door. The 5-piece spa ensuite features a rainfall shower, jacuzzi tub, and dual vessel sink vanities. Two additional generously sized bedrooms, a second full bath with double vanities, and a spacious bonus room—perfect for movie nights—complete this level. A separate entrance leads to the Self-contained illegal suite featuring 2 spacious bedrooms, each bedroom boasts its own walk-in closet, over-sized windows, complemented by a full kitchen, comfortable living area, and a full bathroom. Stay perfectly cool with dual A/C units just in time for the warm spring and summer evenings. The rear deck overlooks a sunny, west-facing backyard, featuring a large gazebo that your guests are going to love. An oversized triple-car garage leads into a highly functional mudroom with custom built-ins. Move in & enjoy the

lifestyle you deserve!