



**100 Kinniburgh Gardens
Chestermere, Alberta**

MLS # A2302807



\$735,000

Division:	Kinniburgh North		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,952 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Welcome to Kinniburgh North, where lifestyle, location, and luxury come together effortlessly. Situated on an expansive corner lot, this lovely 2-storey home is perfectly positioned just steps from East Lake School (K‐9), Camp Chestermere, parks, playgrounds, sports fields, pathways, and shopping‐and only minutes from the shores of Chestermere Lake. A unique design, this home features a welcoming side entrance with a covered porch‐perfect for greeting guests or enjoying a quiet place to relax. Inside, the home showcases contemporary colours paired with timeless finishes and an exceptional level of care throughout. The main floor offers rich hardwood flooring, an inviting tiled gas fireplace, and a bright open-concept layout framed by oversized picture windows that flood the space with natural light. The chef-inspired kitchen is complete with granite countertops, stainless steel appliances, a gas range, a corner pantry for exceptional storage, and seamless access to the back deck with a gas BBQ hookup‐perfect for entertaining. Functionality meets style with a main floor laundry and mudroom that connect directly to the massive oversized double garage (21.5' x 25'). Upstairs, three spacious bedrooms await, including a serene primary retreat with a large walk-in closet and a luxurious ensuite featuring a soaker tub and separate shower. A large bonus room completes the upper level, ideal for family living or a media space. The full basement is currently set up as a substantial home gym with a dedicated office area and includes a bathroom rough-in, offering endless future potential. Outside, the generous corner lot offers a fully fenced yard with plenty of space to play, a patio area for relaxing or hosting, and a low-maintenance illuminated feature garden that adds standout curb appeal. This location truly delivers the full package,

with easy access to beaches, waterfront parks, and bike pathways connecting toward Calgary. Quiet streets, strong community spirit, and close proximity to recreation, schools, and major commuter routes make this an exceptional opportunity in a highly sought-after neighbourhood.