



137 kinniburgh Cove
Chestermere, Alberta

MLS # A2134553



\$1,449,000

Division:	Kinniburgh		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,075 sq.ft.	Age:	2018 (6 yrs old)
Beds:	7	Baths:	5 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Concrete, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s)		
Inclusions:	NA		

Dual Basement! Looking for a spectacular home in beautiful Kinniburgh? This is the one! Located on one of the biggest estate lots in Kinniburgh, this property offers amazing privacy and peace. With over 5952 sq ft of living space, this home is a blend of style and function. The THREE CAR GARAGE provides plenty of room for vehicles and storage. Inside, you'll find bright engineered hardwood floors and an open-concept layout, perfect for modern living. WALK OUT Basement (2bed room basement for Rental, yielding \$1600.00 in rent) PLUS another section which you can use for recreational activity or as an office with separate entrance so if your clients visit you, your family still has the privacy. The gourmet kitchen features MASSIVE QUARTZ ISLANDS, custom cabinets, and top-notch appliances, including a double Sub-Zero fridge. A large patio door lets in lots of natural light, making the space bright and inviting. The main level includes a guest suite and a luxurious primary bedroom with a fancy ensuite and a big walk-in closet and a separate powder room. A beautiful staircase leads to the upper level, which has three more bedrooms and two full baths, including a second master bedroom. The lower level is all about luxury, with a walk-out rec room, exercise room, and 2 extra bedroom with a stylish bath. Located in a sought-after neighborhood, this home offers both privacy and easy access to city amenities and top-rated schools. Don't miss out on luxury living at its best. Schedule your showing today and make this dream home yours!