



**144 Kinniburgh Loop
Chestermere, Alberta**

MLS # A2135398



\$1,399,900

Division:	Kinniburgh		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,200 sq.ft.	Age:	2017 (7 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Aggregate, Garage Door Opener, Garage Faces Front, Insulated, Oversized,		
Lot Size:	0.16 Acre		
Lot Feat:	Creek/River/Stream/Pond, No Neighbours Behind, Irregular Lot, Landscaped,		

Heating:	High Efficiency, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows		
Inclusions:	Chimney Hoodfan		

This executive luxury property epitomizes the pinnacle of refined living, offering an unparalleled blend of elegance and comfort. Nestled against a serene pond and picturesque pathways, this custom-built 2-storey home spans over 4500 square feet, redefining opulence with its meticulously crafted design. Entering this abode, you are greeted by an aura of sophistication that permeates throughout. Boasting a total of 6 bedrooms and 5 bathrooms, including multiple master suites, this residence offers abundant space for both family and guests. The master bedroom is a sanctuary of indulgence, featuring a lavish 5-piece ensuite and a generously sized walk-in closet, ensuring a retreat-like experience. The heart of the home, the chef's dream kitchen, is a culinary haven equipped with top-of-the-line stainless steel appliances and exquisitely crafted cabinetry, elevating the art of cooking to new heights. Adjacent to the kitchen, the living room beckons with its soaring ceilings and a cozy gas fireplace, creating an inviting ambiance for relaxation and entertainment. The main floor further boasts a den/office, a convenient laundry room, and a tastefully appointed 2-piece bathroom, providing both functionality and style. Ascending to the upper level, you'll discover four additional bedrooms, including another master suite, offering versatility and comfort for every member of the household. A sprawling bonus room awaits, providing an ideal space for leisure and recreation, complemented by a balcony offering captivating views of the tranquil pond. Throughout the main floor, hardwood flooring adds warmth and sophistication, enhancing the home's aesthetic appeal. Step outside to the extended deck, where summer BBQs and gatherings are elevated by the serene backdrop of the pond, creating an idyllic setting for outdoor enjoyment. A concrete pathway leads to the fully developed walk-out

basement, which offers additional living space, including two bedrooms, a full bath, a family room, and a bar area, currently rented, providing potential for additional income or versatile usage. Conveniently located close to schools, shopping plazas, and Chestermere Lake, with easy access to 16th Avenue, this property seamlessly combines luxury living with everyday convenience, offering a truly unparalleled lifestyle experience.