

# \$1,175,000 - 221 Kinniburgh Cove, Chestermere

MLS® #A2210025

**\$1,175,000**

4 Bedroom, 5.00 Bathroom, 3,115 sqft

Residential on 0.20 Acres

Kinniburgh, Chestermere, Alberta

Nestled at the end of a quiet, family-friendly cul-de-sac on an expansive pie-shaped lot, this exceptional residence offers a rare combination of luxury, privacy, and functionality. Overlooking scenic acreages, the setting is reminiscent of a private park—lush, serene, and truly picturesque. A charming covered front porch welcomes you into the open-concept main floor, designed with both elegance and practicality in mind. Just off the foyer, a versatile flex room is ideally suited for a home office, study, or playroom. The formal dining room provides a sophisticated space for hosting gatherings, seamlessly connecting to the spacious great room, where a cozy gas fireplace adds warmth and ambiance. The adjacent breakfast nook opens onto a large rear deck, where you can enjoy peaceful views of the expansive backyard and the treed, park-like landscape beyond—creating a private outdoor retreat perfect for relaxing or entertaining. The gourmet kitchen is a culinary dream, featuring quartz countertops, stainless steel appliances, a stylish tiled backsplash, under-cabinet lighting, and elegant two-tone cabinetry. An oversized island with seating offers ample space for casual dining or entertaining, while the adjoining prep kitchen or wine room and large walk-in pantry ensure optimal organization and functionality. Natural light floods the entire rear of the home through large windows, creating a bright and airy atmosphere. A well-appointed mudroom with direct access to the double attached garage



enhances everyday convenience, while a two-piece powder room completes the main level. Throughout, 9-foot ceilings, wide-plank hardwood and tile flooring add to the home's upscale appeal. The home is also air-conditioned, ensuring year-round comfort. Upstairs, you will find four generously sized bedrooms, each complete with its own four-piece ensuite—ideal for both family living and hosting guests. The expansive primary suite offers a tranquil retreat, featuring a spacious walk-in closet, a serene sitting area, and a luxurious five-piece ensuite with a soaker tub and separate step-in shower. Large windows across the rear of the home showcase breathtaking views and amazing sunrises. A vaulted bonus room offers a versatile space for a media room, playroom, or second living area, while a conveniently located laundry room completes the upper level. The walkout basement is a blank canvas, ready for your custom development—whether it be a home gym, theatre, guest suite, or recreation area. Experience the perfect blend of sophistication and comfort in this remarkable Chestermere home—just a 15-minute drive to Calgary. Don't miss the opportunity to live in a truly special location with unmatched lifestyle appeal.

Built in 2017

**Essential Information**

MLS® #	A2210025
Price	\$1,175,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,115
Acres	0.20

Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	221 Kinniburgh Cove
Subdivision	Kinniburgh
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 0Y7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Oversized
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

### **Exterior**

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Pie Shaped Lot, See Remarks
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame

Foundation                Poured Concrete

### **Additional Information**

Date Listed                April 9th, 2025

Days on Market           34

Zoning                      R-1

### **Listing Details**

Listing Office              RE/MAX Real Estate (Central)

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.