

# \$1,215,000 - 147 Kinniburgh Place, Chestermere

MLS® #A2223692

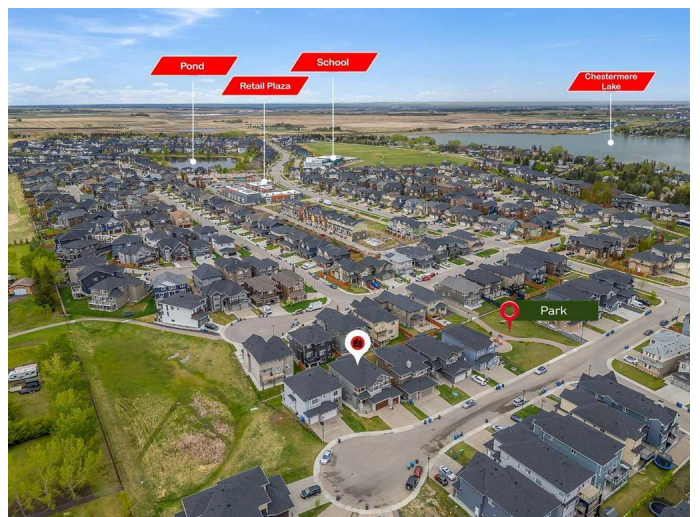
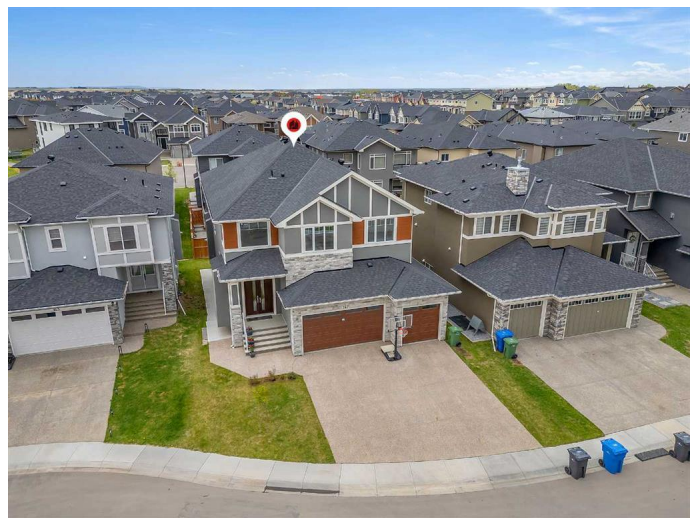
**\$1,215,000**

7 Bedroom, 6.00 Bathroom, 3,487 sqft

Residential on 0.12 Acres

Kinniburgh, Chestermere, Alberta

TWO BASEMENT SECTIONS - WALKOUT 2-BED ILLEGAL SUITE + HOME THEATRE & BAR FOR UPSTAIRS USE!!! MASTERPIECE BOASTING OVER 5100 SQ.FT OF LUXURIOUS LIVING SPACE!! ATTACHED TRIPLE GARAGE!! FULL OF UPGRADES!! LAUNDRY ON BOTH THE LEVELS!! TOTAL OF 7 BED 6 BATH!! 2 MASTER BEDROOMS!! OPEN TO BELOW FAMILY ROOM!! SPICE KITCHEN!! MAIN FLOOR BEDROOM AND FULL BATH!! HOME THEATRE!! Welcome to a true showstopperâ€™the main floor spans over 1,700 SQFT and showcases an open-concept design with soaring ceilings in the family room, an inviting living room, formal dining area and a bright breakfast nook with access to the deck. The chefâ€™s kitchen is finished with sleek stainless steel appliances, a large central island and a fully equipped SPICE KITCHEN. Main floor bedroom that can also be used as office and full bath add valuable flexibility to this home. Upstairs, offers luxurious PRIMARY RETREAT, complete with a 5PC ensuite and W.I.C. Another bedroom also features its own 3PC ENSUITE and W.IC, while two more bedrooms share a stylish 3-piece bath. A cozy bonus room and convenient upper-level laundry round out this level. The WALKOUT BASEMENT is a standout feature, offering two separate spaces: one side includes a 2-bedroom ILLEGAL SUITE with full kitchen, bathroom, living area and direct access to a private patio.



The other is an entertainerâ€™s dream with a home theatre, bar area and 2PC bath. Nestled in a highly desirable location just minutes from Chestermere Lake, this extraordinary home offers a rare blend of space, style and functionality. THIS HOME DELIVERS LUXURY AND VERSATILE LIKE NO OTHER!! A RARE FIND - SCHEDULE YOUR VIEWING TODAY!!

Built in 2020

### Essential Information

MLS® #	A2223692
Price	\$1,215,000
Bedrooms	7
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,487
Acres	0.12
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	147 Kinniburgh Place
Subdivision	Kinniburgh
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 1Y2

### Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

## Interior

Interior Features	Built-in Features, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Suite, Walk-Out

## Exterior

Exterior Features	Other
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 22nd, 2025
Days on Market	26
Zoning	R-1

## Listing Details

Listing Office	Real Broker
----------------	-------------

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.