

# \$859,900 - 197 Kinniburgh Circle, Chestermere

MLS® #A2233873

**\$859,900**

5 Bedroom, 5.00 Bathroom, 2,702 sqft  
Residential on 0.11 Acres

Kinniburgh, Chestermere, Alberta

TRIPLE ATTACHED GARAGE!! WALK-UP BASEMENT!! OVER 3600+ SQFT OF ELEGANT LIVING SPACE!! 5 BEDS 5 BATHS!! BASEMENT CAN BE EASILY CONVERTED INTO LEGAL / ILLEGAL SUITE WITH SUBJECT TO CITY APPROVAL. BASEMENT WET BAR CAN BE CONVERTED INTO KITCHEN. This beautifully crafted masterpiece offers luxury on every level—featuring 9FT CEILINGS and 7FT DOORS throughout for a spacious, upscale feel. The main floor welcomes you with a bright HOME OFFICE, a stunning kitchen with large island, modern cabinetry and PANTRY flowing seamlessly into a cozy living room with FIREPLACE and a dining area that opens onto the DECK—perfect for indoor/outdoor entertaining. This home is equipped with a water softener and a full water purification system for added comfort and quality. You—™ll also find a convenient laundry room and a 2PC bath on this level. Upstairs boasts 4 BEDROOMS & 3 FULL BATHS, including TWO MASTER SUITES! The primary retreat offers a luxurious 5PC ENSUITE and a HUGE WALK-IN CLOSET, while another bedroom features its own 4PC ENSUITE. Two more generous bedrooms share a 4PC bath and a BONUS ROOM completes the upper level. The FINISHED WALK-UP BASEMENT is the ultimate hangout that complete with a LARGE REC ROOM, stylish WET BAR, a spacious bedroom, full 4PC bath and private access to the backyard.



The outdoor space is just as impressiveâ€”with a MASSIVE YARD and a beautiful GAZEBO area thatâ€™s perfect for summer gatherings. Located near schools, parks, shopping, and just moments from the POND and CHESTERMERE LAKEâ€”this is the one that truly checks every box. STEP INTO A HOME THAT STANDS OUTâ€”THIS IS KINNIBURGH LIVING AT ITS FINEST.

Built in 2016

### Essential Information

MLS® #	A2233873
Price	\$859,900
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,702
Acres	0.11
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	197 Kinniburgh Circle
Subdivision	Kinniburgh
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 0P8

### Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

## Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

## Exterior

Exterior Features	Other
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	June 23rd, 2025
Days on Market	18
Zoning	R-1

## Listing Details

Listing Office	Real Broker
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