\$859,900 - 197 Kinniburgh Circle, Chestermere

MLS® #A2233873

\$859,900

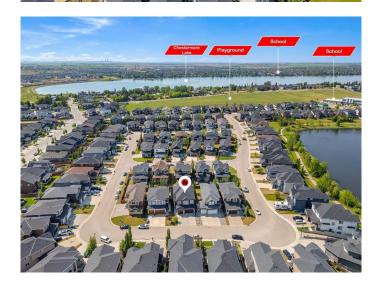
5 Bedroom, 5.00 Bathroom, 2,702 sqft Residential on 0.11 Acres

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 levelâ€"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 DECKâ€"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'II 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 that'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 Footoge 2

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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