

321 Kinniburgh Cove
Chestermere, Alberta

MLS # A2265528

\$1,099,000



Division:	Kinniburgh North		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,212 sq.ft.	Age:	2017 (9 yrs old)
Beds:	6	Baths:	5 full / 1 half
Garage:	Driveway, Triple Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Dog Run Fer		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s), Wired for Sound		
Inclusions:	Garage Heater all the appliance in the Basement		

OVER 8000 SQFT LOT SIZE 2-BEDROOM WALKOUT LEGAL BASEMENT SUITE + ADDITIONAL ROOM & FULL BATH | 7 BEDROOMS + DEN | 6.5 BATHS | TRIPLE CAR GARAGE | Welcome to this beautifully crafted 2017 executive home in the sought-after community of Kinniburgh, backing onto open green space. With over 3000 sq ft above grade and a fully finished walkout basement, this property offers exceptional space, flexibility, and quality throughout. The main floor showcases a bright, open layout with a spacious living room, breakfast nook, and a chef-inspired kitchen featuring a large island, quartz counters, and high-end finishes. A formal dining area, main-floor den/office, mudroom, and a convenient 2-piece bath complete this level. Upstairs you'll find four generous bedrooms, including a primary suite with tray ceilings, a walk-in closet, and a luxurious 7-piece ensuite. The upper level also offers two additional full bathrooms, a vaulted-ceiling bonus room, and a separate laundry room for everyday convenience. The walkout basement features a fully developed 2-bedroom legal suite with its own kitchen, living area, full bath, and laundry—perfect for extended family or additional rental income. A second basement area adds an extra room and full bathroom, providing even more living options. Enjoy a massive pie-shaped lot with a fenced yard, rear deck, and beautiful open-field views. The oversized triple-car garage provides ample parking and storage. Located steps from the K□ school, Chestermere Health Centre, and local shopping and dining, this home combines luxury, functionality, and income potential in one of Chestermere's premier cul-de-sac locations.