

# \$1,075,000 - 221 Kinniburgh Cove, Chestermere

MLS® #A2226483

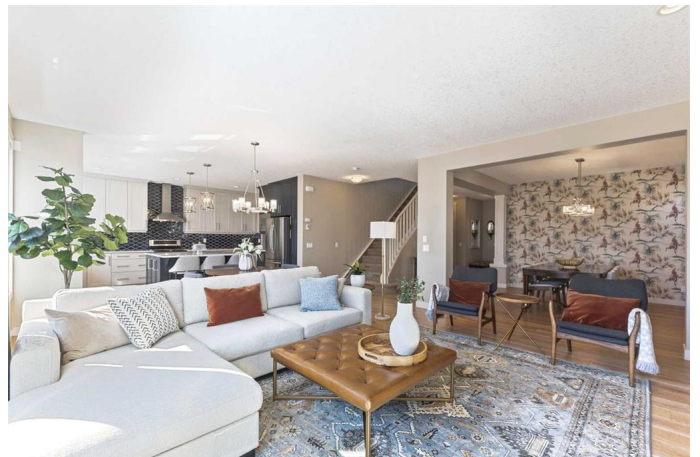
**\$1,075,000**

4 Bedroom, 5.00 Bathroom, 3,115 sqft

Residential on 0.20 Acres

Kinniburgh, Chestermere, Alberta

**\*\*OPEN HOUSE SUNDAY JUNE 8, 130-430PM\*\*** Tucked away at the end of a quiet, family-friendly cul-de-sac on a spacious pie-shaped lot, this stunning home offers an exceptional blend of luxury, privacy, and everyday functionality. Backing onto scenic acreages, the setting evokes the tranquillity of a private park, lush, serene, and beautifully treed. A charming covered front porch welcomes you into the elegant, open-concept main floor. Just off the foyer, a flexible front room serves perfectly as a home office, study, or playroom. The formal dining room sets the stage for memorable gatherings, flowing seamlessly into the spacious great room, where a cozy gas fireplace provides warmth and ambiance. The adjoining breakfast nook opens onto a large rear deck overlooking the expansive backyard and natural surroundings, ideal for both relaxation and entertaining. The gourmet kitchen is a chef's dream, featuring quartz countertops, stainless steel appliances, a chic tiled backsplash, under-cabinet lighting, and stylish two-tone cabinetry. A large island with seating offers ample space for casual meals and socializing, complemented by a prep kitchen or wine room and a generous walk-in pantry for maximum functionality. Sunlight streams through large rear windows, creating a bright, airy atmosphere throughout. Additional main-level highlights include 9-foot ceilings, wide-plank hardwood and tile flooring, a spacious mudroom with garage access, a convenient



powder room, and central air conditioning for year-round comfort. Upstairs, four generously sized bedrooms each feature their own four-piece ensuite—ideal for families or guests. The luxurious primary suite is a true retreat, complete with a spacious walk-in closet, serene sitting area, and a spa-inspired five-piece ensuite with a soaker tub and separate step-in shower. A vaulted bonus room adds versatility as a media room, play space, or second living area, while a well-placed laundry room offers added convenience. Living in Chestermere offers a unique lifestyle that blends small-town charm with big-city convenience. Residents enjoy year-round recreation on Chestermere Lake, excellent schools, and a strong sense of community. With an abundance of parks, pathways, a golf course, and family-friendly amenities, it’s an ideal setting for active living. Just 15 minutes from Calgary, this remarkable Chestermere home combines sophistication, comfort, and a one-of-a-kind setting. Don’t miss your chance to experience the ultimate in lifestyle and location.

Built in 2017

**Essential Information**

MLS® #	A2226483
Price	\$1,075,000
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, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Stove, Water Softener
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	Cul-De-Sac, Pie Shaped Lot, Private, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 31st, 2025
Days on Market	7

Zoning R-1

## Listing Details

Listing Office RE/MAX iRealty Innovations

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