

# \$829,900 - 153 Kinniburgh Way, Chestermere

MLS® #A2218162

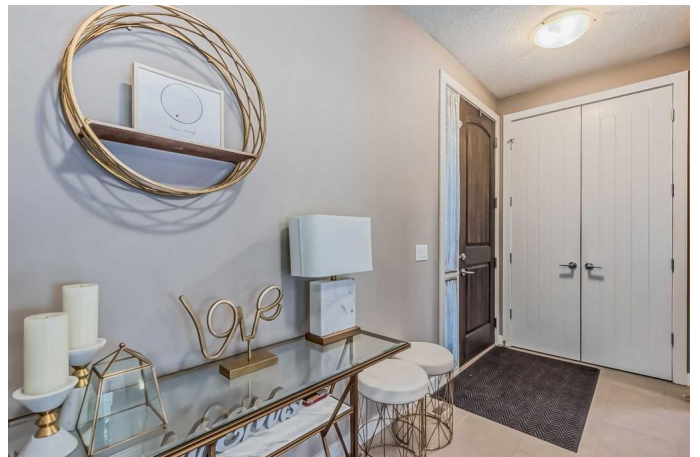
**\$829,900**

4 Bedroom, 3.00 Bathroom, 2,575 sqft

Residential on 0.13 Acres

Kinniburgh, Chestermere, Alberta

Offered to the market for the First Time! This beautifully maintained Heated Triple Attached Garage home is a rare opportunity – loved and cared for by its Original Owners and in Immaculate Condition. Designed with both elegance and function, the main floor welcomes you with 9-ft ceilings, rich hardwood floors, and stylish wrought iron railings. A front den offers versatility as a home office or cozy sitting room. The gourmet kitchen features Granite Countertops throughout the home, stainless steel appliances, built-in oven and microwave, chimney hood fan, and a large island with breakfast bar. A walk-through butler's pantry with a built-in coffee and wine bar connects to the mudroom, which includes a custom built-in bench and coat rack. The spacious dining area leads to the Huge West-Facing Backyard & Deck – perfect for enjoying the evening sun – while the living room offers warmth with a gas fireplace and elegant mantel. Upstairs, you'll find 4 bedrooms which includes a Luxurious Primary Suite with a custom walk-in closet and a 5-piece ensuite featuring dual sinks, soaker tub, and a separate shower. A Jack & Jill bathroom with double vanity for the additional bedrooms is a perfect touch, and the upper-level laundry room with built-in storage adds convenience. The large unfinished basement offers excellent storage and the perfect space for future development. The oversized west-facing backyard backs directly onto a quiet pathway that leads to a nearby



school and playgroundâ€”ideal for families. The home also backs onto estate properties, offering privacy and a spacious feel. Enjoy close access to shopping, dining, medical services, and a nearby car wash. You can also ride your bike to the canal and Camp Chestermere in just minutes, taking full advantage of the area's outdoor lifestyle. Recent upgrades include: new hot water tank (2024), granite throughout, A/C, water softener, security cameras, wrought iron railings, and a HEATED, insulated, fully triple finished garage. This home shows extremely well 10/10 and a must see!

Built in 2014

**Essential Information**

MLS® #	A2218162
Price	\$829,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,575
Acres	0.13
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	153 Kinniburgh Way
Subdivision	Kinniburgh
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 0P8

**Amenities**

Parking Spaces	6
Parking	Driveway, Garage Door Opener, Heated Garage, Insulated, Triple Garage Attached, Oversized
# of Garages	3

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Dry Bar
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Balcony, BBQ gas line, Playground, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Rectangular Lot, Street Lighting, Greenbelt
Roof	Asphalt Shingle
Construction	Mixed, Silent Floor Joists, Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 6th, 2025
Zoning	R-1

## Listing Details

Listing Office	Century 21 Bravo Realty
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