

# \$1,175,000 - 221 Kinniburgh Cove, Chestermere

MLS® #A2210025

**\$1,175,000**

4 Bedroom, 5.00 Bathroom, 3,115 sqft

Residential on 0.20 Acres

Kinniburgh, Chestermere, Alberta

Nestled at the end of a quiet, family-friendly cul-de-sac on an expansive pie-shaped lot, this exceptional residence offers a rare combination of luxury, privacy, and functionality. Overlooking scenic acreages, the setting is reminiscent of a private park—lush, serene, and truly picturesque. A charming covered front porch welcomes you into the open-concept main floor, designed with both elegance and practicality in mind. Just off the foyer, a versatile flex room is ideally suited for a home office, study, or playroom. The formal dining room provides a sophisticated space for hosting gatherings, seamlessly connecting to the spacious great room, where a cozy gas fireplace adds warmth and ambiance. The adjacent breakfast nook opens onto a large rear deck, where you can enjoy peaceful views of the expansive backyard and the treed, park-like landscape beyond—creating a private outdoor retreat perfect for relaxing or entertaining. The gourmet kitchen is a culinary dream, featuring quartz countertops, stainless steel appliances, a stylish tiled backsplash, under-cabinet lighting, and elegant two-tone cabinetry. An oversized island with seating offers ample space for casual dining or entertaining, while the adjoining prep kitchen or wine room and large walk-in pantry ensure optimal organization and functionality. Natural light floods the entire rear of the home through large windows, creating a bright and airy atmosphere. A well-appointed mudroom with direct access to the double attached garage



enhances everyday convenience, while a two-piece powder room completes the main level. Throughout, 9-foot ceilings, wide-plank hardwood and tile flooring add to the home's upscale appeal. The home is also air-conditioned, ensuring year-round comfort. Upstairs, you will find four generously sized bedrooms, each complete with its own four-piece ensuite—ideal for both family living and hosting guests. The expansive primary suite offers a tranquil retreat, featuring a spacious walk-in closet, a serene sitting area, and a luxurious five-piece ensuite with a soaker tub and separate step-in shower. Large windows across the rear of the home showcase breathtaking views and amazing sunrises. A vaulted bonus room offers a versatile space for a media room, playroom, or second living area, while a conveniently located laundry room completes the upper level. The walkout basement is a blank canvas, ready for your custom development—whether it be a home gym, theatre, guest suite, or recreation area. Experience the perfect blend of sophistication and comfort in this remarkable Chestermere home—just a 15-minute drive to Calgary. Don't miss the opportunity to live in a truly special location with unmatched lifestyle appeal.

Built in 2017

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2210025    |
| Price          | \$1,175,000 |
| 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        | Oversized, Double Garage Attached |
| # of Garages   | 2                                 |

### Interior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)                                                                 |
| Appliances        | Dishwasher, Garage Control(s), Range Hood, Refrigerator, Water Softener, Window Coverings, Central Air Conditioner, Dryer, Gas Stove, Microwave, Washer |
| 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   | Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Pie Shaped Lot, See Remarks |
| Roof              | Asphalt Shingle                                                                   |
| Construction      | Stone, Wood Frame, Cement Fiber Board                                             |

Foundation                Poured Concrete

**Additional Information**

Date Listed                April 9th, 2025  
Days on Market        26  
Zoning                      R-1

**Listing Details**

Listing Office            RE/MAX Real Estate (Central)

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