

# \$1,129,000 - 201 Kinniburgh Cove, Chestermere

MLS® #A2176150

## \$1,129,000

6 Bedroom, 5.00 Bathroom, 3,202 sqft  
Residential on 0.14 Acres

Kinniburgh, Chestermere, Alberta

You cannot miss this 3200 sqft luxurious home situated in a cul-de-sac on a corner lot in Chestermere's fastest growing community, Kinniburgh. It is in walking distance from East Lake School that offers the French Immersion program and a good amount of playgrounds. This beautiful home offers 6 bedrooms (master bedroom and the second bedroom are both equipped with private ensuites), with a fully finished basement, a bonus room, a spacious family room with a huge kitchen including a massive pantry that flows over to the mudroom leading out to the triple garage. The main floor is equipped with vaulted ceilings, a spacious formal dining room as well as a large office/den can easily be used for two office spaces. Do not miss the absolute stunning glass railing leading upstairs as well as the latest lighting fixtures all over the house. The basement features a wet bar, another laundry room as well as two bedroom and full bathroom. The beautiful and large deck (35x10 sqft) leads into a good sized and landscaped backyard. You do not want to miss your opportunity to own this gorgeous home...Book your showings now!

Built in 2018

## Essential Information

MLS® #	A2176150
Price	\$1,129,000



Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,202
Acres	0.14
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	201 Kinniburgh Cove
Subdivision	Kinniburgh
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X0Y6

### **Amenities**

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Chandelier, Built-in Features, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, See Remarks
Appliances	Dishwasher, Microwave, Range Hood, Built-In Oven, Garage Control(s), Gas Stove
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Lighting
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	November 18th, 2024
Days on Market	144
Zoning	R-1

### **Listing Details**

Listing Office	Synterra Realty
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.