

\$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 15

Zoning R-1

Listing Details

Listing Office RE/MAX Real Estate (Central)

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