

\$1,023,900 - 172 Kinniburgh Way, Chestermere

MLS® #A2268159

\$1,023,900

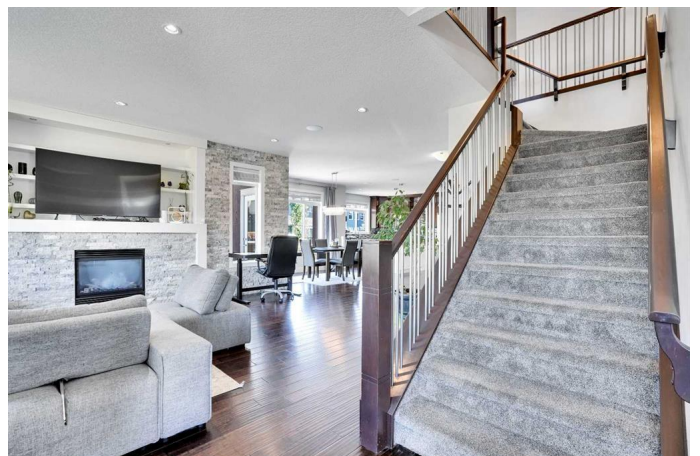
6 Bedroom, 5.00 Bathroom, 2,999 sqft

Residential on 0.13 Acres

Kinniburgh, Chestermere, Alberta

Open House 5th Oct 2025 from 11 AM to 2 PM. Welcome to luxury living in the heart of Chestermere! This exceptional home boasts outstanding curb appeal, featuring a distinctive sloped roof, custom stonework, and a spacious front porch with an extra-wide entry door. With over 4,000 sq ft of beautifully designed living space, this home is sure to exceed expectations! From the moment you step inside, you'll be greeted by high-end upgrades throughout—including dazzling crystal chandeliers, a striking stone feature wall with a gas fireplace and built-in shelving, gorgeous granite countertops in every room, and gleaming engineered hardwood floors. Expansive Palladian windows flood the interior with natural light, while walk-in closets, custom built-ins, and premium appliances add to the home's luxurious appeal.

The bright, open-concept main floor includes a spacious foyer, large living and dining rooms, a generous office, bathroom, mudroom, and a chef-inspired kitchen. The kitchen is a true showstopper, equipped with an oversized island featuring a second sink and breakfast bar, ceiling-height cabinetry, and a large walk-in pantry. With 6 large bedrooms and 5 bathrooms, there's room for the entire family and more. The primary suite is a private retreat, accessed through elegant French doors into a massive bedroom with a walk-in closet that's custom-outfitted with dressers, jewelry drawers, shoe racks, purse hooks, and a full-length mirror. The spa-like



ensuite bathroom includes an oversized Jacuzzi tub and a walk-in stone and tile shower. Upstairs, youâ€™ll find a spacious family room with built-ins, three additional bedrooms, two full bathrooms, and a laundry room. (Plus, there are hook-ups for a second laundry area on the main floor.) The fully developed basement offers two more bedrooms, a large rec/family room, and three separate storage roomsâ€”ideal for a growing family or guests. For those who love to entertain, built-in speakers throughout the home and backyard provide the perfect ambiance. The private backyard oasis features a massive exposed aggregate patio and a new quarry stone fireplaceâ€”perfect for cozy summer nights. The landscaped yard includes mature trees for privacy, raspberry bushes, perennial gardens, and even fruit trees, including a cherry tree and an apple tree that produces three apple varieties! The oversized triple garage is a dream for hobbyists or mechanics, with high knockdown ceilings, a large built-in workbench, full insulation, and rough-in for a natural gas heater. The expansive driveway offers ample parking, accommodating an RV and three additional vehicles, plus there's backyard access via a large gate for storing a boat or RV on this huge 5,527 sq ft corner lot! Tucked away on a quiet street with minimal traffic, this home is just one block from Eastlake School and Camp Chestermere, and close to walking paths, parks, playgrounds, as well as shopping, dining, and other amenities.

Built in 2015

Essential Information

MLS® #	A2268159
Price	\$1,023,900
Bedrooms	6

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,999
Acres	0.13
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	172 Kinniburgh Way
Subdivision	Kinniburgh
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 0R8

Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s), French Door, Jetted Tub, Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Garage Control(s), Garburator, Humidifier, Microwave, Range Hood, Refrigerator, Window Coverings, Convection Oven, Gas Cooktop
Heating	High Efficiency, Forced Air, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Blower Fan, Brick Facing, Gas Log
Has Basement	Yes

Basement Full

Exterior

Exterior Features Other, Private Yard

Lot Description Back Yard, Corner Lot, Fruit Trees/Shrub(s), Garden, Street Lighting, Treed

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed November 3rd, 2025

Zoning R-1

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.