

# \$859,900 - 197 Kinniburgh Circle, Chestermere

MLS® #A2233873

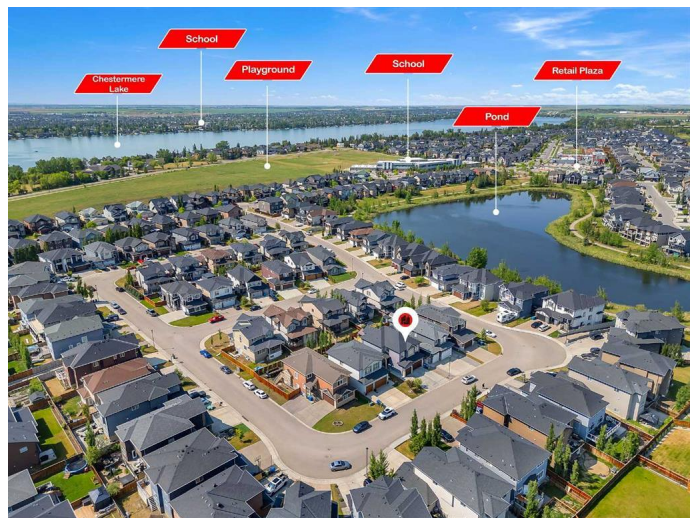
**\$859,900**

5 Bedroom, 5.00 Bathroom, 2,702 sqft

Residential on 0.11 Acres

Kinniburgh, Chestermere, Alberta

TRIPLE ATTACHED GARAGE!! WALK-UP BASEMENT!! OVER 3600+ SQFT OF ELEGANT LIVING SPACE!! 5 BEDS 5 BATHS!! BASEMENT CAN BE EASILY CONVERTED INTO LEGAL / ILLEGAL SUITE WITH SUBJECT TO CITY APPROVAL. BASEMENT WET BAR CAN BE CONVERTED INTO KITCHEN. This beautifully crafted masterpiece offers luxury on every level—featuring 9FT CEILINGS and 7FT DOORS throughout for a spacious, upscale feel. The main floor welcomes you with a bright HOME OFFICE, a stunning kitchen with large island, modern cabinetry and PANTRY flowing seamlessly into a cozy living room with FIREPLACE and a dining area that opens onto the DECK—perfect for indoor/outdoor entertaining. This home is equipped with a water softener and a full water purification system for added comfort and quality. You—™ll also find a convenient laundry room and a 2PC bath on this level. Upstairs boasts 4 BEDROOMS & 3 FULL BATHS, including TWO MASTER SUITES! The primary retreat offers a luxurious 5PC ENSUITE and a HUGE WALK-IN CLOSET, while another bedroom features its own 4PC ENSUITE. Two more generous bedrooms share a 4PC bath and a BONUS ROOM completes the upper level. The FINISHED WALK-UP BASEMENT is the ultimate hangout that complete with a LARGE REC ROOM, stylish WET BAR, a spacious bedroom, full 4PC bath and private access to the backyard.



The outdoor space is just as impressiveâ€”with a MASSIVE YARD and a beautiful GAZEBO area thatâ€™s perfect for summer gatherings. Located near schools, parks, shopping, and just moments from the POND and CHESTERMERE LAKEâ€”this is the one that truly checks every box. STEP INTO A HOME THAT STANDS OUTâ€”THIS IS KINNIBURGH LIVING AT ITS FINEST.

Built in 2016

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2233873    |
| Price          | \$859,900   |
| Bedrooms       | 5           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,702       |
| Acres          | 0.11        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 197 Kinniburgh Circle |
| Subdivision | Kinniburgh            |
| City        | Chestermere           |
| County      | Chestermere           |
| Province    | Alberta               |
| Postal Code | T1X 0P8               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Bar Fridge, Dishwasher, Microwave, Range Hood, Refrigerator                  |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Electric   |
| Has Basement      | Yes  |
| Basement          | Finished, Full, Walk-Up To Grade   |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Stucco          |
| Foundation        | Poured Concrete |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 9               |
| Zoning         | R-1             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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