

# \$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 | 137                 |
| Zoning         | R-1                 |

### **Listing Details**

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

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