

# \$969,900 - 316 Kinniburgh Link, Chestermere

MLS® #A2197835

**\$969,900**

5 Bedroom, 4.00 Bathroom, 2,688 sqft  
Residential on 0.14 Acres

Kinniburgh, Chestermere, Alberta

Outstanding Renovation | Top of the Line Finishes | Main Level Bed & 3pc Bath | Chef's Kitchen | Quartz Countertops | Full Height Cabinets | Gas Cooktop | Built-in Stainless Steel Appliances | Formal Dining Room | Expansive Living Space | Gas Fireplace | Grand Foyer | Open to Below Ceilings | Chandelier | Upper Level Bonus Room | 4 Upper Level Bedrooms | 2 Primary Beds with Ensuites | Full Laundry Room with Sink & Storage | Basement Side Entry | Unfinished Basement with Rough-ins | Deck | Grandiose Backyard | Fully Fenced Locked Backyard | Triple Attached Garage. Welcome to this stunning, modern 2-story home offering 2,688 SqFt of luxurious living space. This fully renovated gem boasts a triple attached garage and a chef's kitchen that will impress any culinary enthusiast. Featuring sleek quartz countertops, full-height upper cabinets, stainless steel appliances, a gas cooktop, and a spacious pantry, this kitchen is the heart of the home. The large centre island with barstool seating is the perfect place to enjoy small meals and socialize while you host friends and family. The open-concept main floor seamlessly flows from the kitchen to the living room and breakfast nook, creating an ideal space for both daily living and entertaining. A formal dining room offers an elegant space for hosting guests, while the grand foyer with soaring open-to-below ceilings and a stunning chandelier makes a striking first impression. High ceilings, recessed lighting, wired sound,



and a cozy gas fireplace create a warm and inviting atmosphere throughout the home. Large windows flood the space with natural light, and the LVP flooring enhances the modern aesthetic. On the main level, you'll find a bedroom and a 3-piece bath with a walk-in shower, perfect for guests or multi-generational living. Upstairs features plush carpet and offers 4 additional bedrooms, including two luxurious primary retreats. Each primary comes complete with a spa-like ensuite bath and walk-in closet. A spacious bonus room provides a flexible space for a home office, playroom, or entertainment area. The thoughtfully designed laundry room is conveniently located upstairs, featuring a quartz countertop, sink, open linen shelves, and cabinetry for added storage. This exceptional home combines modern amenities with thoughtful design, providing comfort, style, and functionality. The basement has a separate side entry that leads to an unspoiled open plan with rough-ins allowing you to customize this level as your family needs! Outside is a grandiose backyard with a deck and what seems like an endless lawn that wraps around to both sides of the home. 316 Kinniburgh Link is steps away from the Kinniburgh Pond, walking paths and parks. Don't miss out on the opportunity to make this dream home yours, book your showing today!

Built in 2015

### **Essential Information**

MLS® #	A2197835
Price	\$969,900
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,688
Acres	0.14

Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	316 Kinniburgh Link
Subdivision	Kinniburgh
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 0P8

### **Amenities**

Parking Spaces	6
Parking	Driveway, Garage Faces Front, On Street, Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### **Exterior**

Exterior Features	Lighting, Private Yard, Rain Gutters
Lot Description	Back Yard, Interior Lot, Lawn, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame

Foundation            Poured Concrete

### **Additional Information**

Date Listed            March 17th, 2025

Days on Market        15

Zoning                  R-1

### **Listing Details**

Listing Office           RE/MAX Crown

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