

\$945,000 - 101 Kinniburgh Bay, Chestermere

MLS® #A1211569

\$945,000

6 Bedroom, 4.5 Bathroom, 2,790 sqft
Residential on 0.00 Acres

Kinniburgh, Chestermere, Alberta

QUICK POSSESSION! EXECUTIVE LIVING.
Welcome to this wonderfully designed home in the sought-after community of Kinniburgh. This home has the perfect location, located in a quiet cul-de-sac with a side facing garage, there is ample parking for all of your vehicles. Located close to Chestermere lake, East Lake school, shopping, and a health centre, you'll find all your amenities nearby without the traffic and congestion of denser areas. Entering the home you'll be greeted with beautiful large-format tile and masterfully designed floor plan. The kitchen is a chefs dream with abundant counter space, gas cook top, wall oven and microwave and TONS of cabinet storage. If needed the oversized pantry can hold everything you need it to. Across from the kitchen you'll find your spacious living area with beautiful built-in storage and and a gas fireplace. The remainder of the main floor also features a large den, perfect for a home office or as a flex space. Upstairs you'll find your master retreat with a walk-in closet and a gorgeous ensuite. There are 2 additional great sized bedrooms situated between a Jack-and-Jill bathroom. There is also a large fourth bedroom upstairs. Additionally, you'll find a large laundry room located efficiently close to all of the bedrooms. The huge bonus room upstairs is perfect for entertaining and provides ample room for all of your seating and entertainment needs. In the basement you'll be greeted by a large recreation area backed by a beautiful built-in



wet bar. The wet bar features beautiful cabinetry and gorgeous wine fridge as well. In the basement you'll also find 2 additional large bedrooms and a 4pc bathroom all matched with the same level of finishing as the rest of the home. You'll be able to enjoy warm evenings in your full landscaped backyard featuring a large deck and vinyl fencing. There are also no neighbors backing onto your yard, instead there is a meticulously maintained path that leads to all corners of the community. In the front of the house you'll find ample parking spaces all around the home and even a large front yard area.

Built in 2015

Essential Information

MLS® #	A1211569
Price	\$945,000
Bedrooms	6
Bathrooms	4.5
Full Baths	4
Half Baths	1
Square Footage	2,790
Lot SQFT	6,781
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	101 Kinniburgh Bay
Subdivision	Kinniburgh
City	Chestermere
Province	Alberta
Postal Code	T1X 0M2

Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

Interior

Goods Included	Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage, Vinyl Windows, Crown Molding	
Appliances	Bar Fridge, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings	
Heating	Forced Air	
Cooling	None	
Has Basement	Yes	
Fireplace	Yes	
# of Fireplaces	1	
Fireplaces	Gas	
Basement Development	Finished, Full	
Basement Type	Finished, Full	
Flooring	Carpet, Tile, Wood	

Exterior

Exterior Features	Garden, Private Entrance, Private Yard	
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Landscaped, Garden, Level	
Roof	Asphalt Shingle	
Construction	Stone, Stucco, Wood Frame	
Foundation	Poured Concrete	
Front Exposure	E	
Frontage Metres	20.88M 68`6"	
Site Influence	Back Yard, Backs on to Park/Green Space, Corner Lot, Landscaped, Garden, Level	

Additional Information

Zoning	R-1
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Room Dimensions

Den	11`3 x 10`7
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Dining Room	14`10 x 8`5
Kitchen	14`10 x 14`2
Living Room	16`10 x 14`10
Master Bedroom	15`0 x 13`1
Bedroom 2	12`4 x 10`1
Bedroom 3	13`11 x 10`7
Bedroom 4	11`11 x 9`11
Other Room 1	10`11 x 9`9

Listing Details

Listing Office THE REAL ESTATE COMPANY

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