

\$1,075,000 - 221 Kinniburgh Cove, Chestermere

MLS® #A2226483

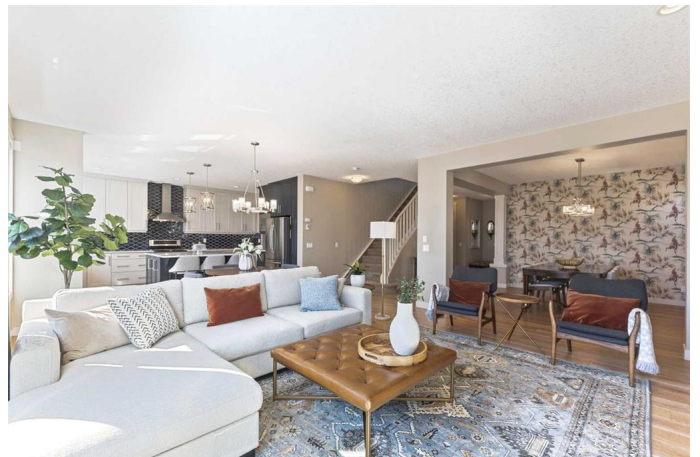
\$1,075,000

4 Bedroom, 5.00 Bathroom, 3,115 sqft

Residential on 0.20 Acres

Kinniburgh, Chestermere, Alberta

Tucked away at the end of a quiet, family-friendly cul-de-sac on a spacious pie-shaped lot, this stunning home offers an exceptional blend of luxury, privacy, and everyday functionality. Backing onto scenic acreages, the setting evokes the tranquillity of a private park, lush, serene, and beautifully treed. A charming covered front porch welcomes you into the elegant, open-concept main floor. Just off the foyer, a flexible front room serves perfectly as a home office, study, or playroom. The formal dining room sets the stage for memorable gatherings, flowing seamlessly into the spacious great room, where a cozy gas fireplace provides warmth and ambiance. The adjoining breakfast nook opens onto a large rear deck overlooking the expansive backyard and natural surroundings, ideal for both relaxation and entertaining. The gourmet kitchen is a chef's dream, featuring quartz countertops, stainless steel appliances, a chic tiled backsplash, under-cabinet lighting, and stylish two-tone cabinetry. A large island with seating offers ample space for casual meals and socializing, complemented by a prep kitchen or wine room and a generous walk-in pantry for maximum functionality. Sunlight streams through large rear windows, creating a bright, airy atmosphere throughout. Additional main-level highlights include 9-foot ceilings, wide-plank hardwood and tile flooring, a spacious mudroom with garage access, a convenient powder room, and central air conditioning for



year-round comfort. Upstairs, four generously sized bedrooms each feature their own four-piece ensuite—ideal for families or guests. The luxurious primary suite is a true retreat, complete with a spacious walk-in closet, serene sitting area, and a spa-inspired five-piece ensuite with a soaker tub and separate step-in shower. A vaulted bonus room adds versatility as a media room, play space, or second living area, while a well-placed laundry room offers added convenience. Living in Chestermere offers a unique lifestyle that blends small-town charm with big-city convenience. Residents enjoy year-round recreation on Chestermere Lake, excellent schools, and a strong sense of community. With an abundance of parks, pathways, a golf course, and family-friendly amenities, it’s an ideal setting for active living. Just 15 minutes from Calgary, this remarkable Chestermere home combines sophistication, comfort, and a one-of-a-kind setting. Don’t miss your chance to experience the ultimate in lifestyle and location.

Built in 2017

Essential Information

MLS® #	A2226483
Price	\$1,075,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,115
Acres	0.20
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

Community Information

Address 221 Kinniburgh Cove
Subdivision Kinniburgh
City Chestermere
County Chestermere
Province Alberta
Postal Code T1X 0Y7

Amenities

Parking Spaces 4
Parking Double Garage Attached, Oversized
of Garages 2

Interior

Interior Features Kitchen Island, Open Floorplan, Vaulted Ceiling(s)
Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating Forced Air
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Full, Unfinished, Walk-Out

Exterior

Exterior Features Private Yard
Lot Description Cul-De-Sac, Private, Pie Shaped Lot, See Remarks
Roof Asphalt Shingle
Construction Stone, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed May 31st, 2025
Days on Market 4
Zoning R-1

Listing Details

Listing Office RE/MAX iRealty Innovations

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