

\$829,900 - 153 Kinniburgh Way, Chestermere

MLS® #A2218162

\$829,900

4 Bedroom, 3.00 Bathroom, 2,575 sqft

Residential on 0.13 Acres

Kinniburgh, Chestermere, Alberta

Offered to the market for the First Time! This beautifully maintained Heated Triple Attached Garage home is a rare opportunity – loved and cared for by its Original Owners and in Immaculate Condition. Mins away from East Lake School that will be a K-9 school commencing 2025/2026! Designed with both elegance and function, the main floor welcomes you with 9-ft ceilings, rich hardwood floors, and stylish wrought iron railings. A front den offers versatility as a home office or cozy sitting room. The gourmet kitchen features Granite Countertops throughout the home, stainless steel appliances, built-in oven and microwave, chimney hood fan, and a large island with breakfast bar. A walk-through butler's pantry with a built-in coffee and wine bar connects to the mudroom, which includes a custom built-in bench and coat rack. The spacious dining area leads to the Huge West-Facing Backyard & Deck – perfect for enjoying the evening sun – while the living room offers warmth with a gas fireplace and elegant mantel. Upstairs, you'll find 4 bedrooms which includes a Luxurious Primary Suite with a custom walk-in closet and a 5-piece ensuite featuring dual sinks, soaker tub, and a separate shower. A Jack & Jill bathroom with double vanity for the additional bedrooms is a perfect touch, and the upper-level laundry room with built-in storage adds convenience. The large unfinished basement offers excellent storage and the perfect space for future development. The



oversized west-facing backyard backs directly onto a quiet pathway that leads to a nearby school and playgroundâ€”ideal for families. The home also backs onto estate properties, offering privacy and a spacious feel. Enjoy close access to shopping, dining, medical services, and a nearby car wash. You can also ride your bike to the canal and Camp Chestermere in just minutes, taking full advantage of the area's outdoor lifestyle. Recent upgrades include: new hot water tank (2024), granite throughout, A/C, water softener, security cameras, wrought iron railings, and a HEATED, insulated, fully triple finished garage. This home shows extremely well 10/10 and a must see!

Built in 2014

Essential Information

MLS® #	A2218162
Price	\$829,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,575
Acres	0.13
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	153 Kinniburgh Way
Subdivision	Kinniburgh
City	Chestermere
County	Chestermere
Province	Alberta

Postal Code T1X 0P8

Amenities

Parking Spaces 6

Parking Driveway, Heated Garage, Insulated, Oversized, Garage Door Opener, Triple Garage Attached

of Garages 3

Interior

Interior Features Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Dry Bar, Granite Counters

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings

Heating Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Balcony, BBQ gas line, Private Yard, Playground

Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Greenbelt, Landscaped, Lawn, Rectangular Lot, Street Lighting, City Lot

Roof Asphalt Shingle

Construction Mixed, Stone, Vinyl Siding, Silent Floor Joists

Foundation Poured Concrete

Additional Information

Date Listed May 6th, 2025

Days on Market 9

Zoning R-1

Listing Details

Listing Office Century 21 Bravo Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.