

\$799,900 - 145 Kinniburgh Gardens, Chestermere

MLS® #A2253950

\$799,900

3 Bedroom, 3.00 Bathroom, 2,509 sqft

Residential on 0.13 Acres

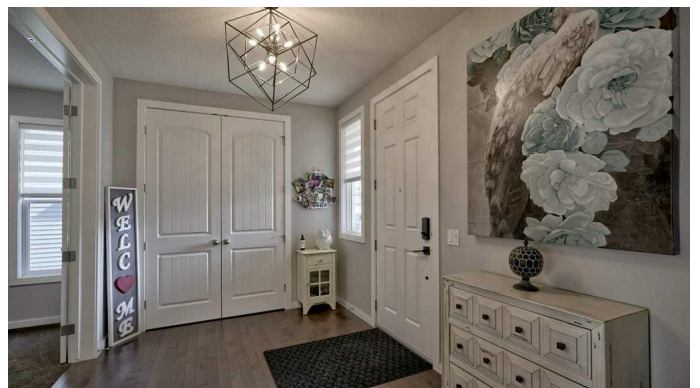
Kinniburgh, Chestermere, Alberta

A Home That Truly Must Be Seen as No Detail Overlooked! Step into exceptional living with this meticulous home featuring 9'™ ceilings on the main floor with floor-to-ceiling doors.

The welcoming front porch leads into a bright, naturally lit foyer w/ home office—perfect for remote work or a quiet retreat. The spacious foyer offers not one but two closets, providing ample storage and organization space right at the entrance. A stylish 2-piece powder room on the main floor features a full-height mirror for an added touch of elegance. Just off the garage, the mudroom connects seamlessly to your convenient walk-through pantry.

This chef's™ kitchen is a dream with quartz countertops, a large central island packed with extra storage, a built-in microwave, and a brand-new dishwasher. Crisp white cabinetry stretches to the ceiling and is accented by modern black hardware. The living room invites relaxation with massive windows that flood the space with natural light and a cozy fireplace framed by shiplap. A new back door (\$5,000 value with transferable warranty) offers privacy—you can see out, but no one can see in. Step outside to your

maintenance-free west facing deck complete with a pergola for shade, perfect for outdoor entertaining. The fully fenced and landscaped yard includes a fire pit built to city safety specifications. Upstairs, the vaulted bonus room features large windows and a comfortable, airy ambiance. Two generous secondary bedrooms, a massive 4-piece



bathroom, and a large linen closet complete the upper floor. Retreat to your primary suite, boasting vaulted ceilings and loads room for a king-sized bed. The spa-like ensuite includes a stand-up shower, water closet, double sinks, and a corner soaker tub. A huge walk-in closet with two separate wardrobe areas leads directly into the laundry room, right beside the main bathroom—an incredibly smart and functional layout. The garage is insulated and drywalled, ready for all seasons. The basement features large sunshine windows with 9 ft ceiling and is ready for your personal finishing touches. This home combines thoughtful design, premium finishes, and everyday functionality—book your private showing today!

Built in 2014

Essential Information

MLS® #	A2253950
Price	\$799,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,509
Acres	0.13
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	145 Kinniburgh Gardens
Subdivision	Kinniburgh
City	Chestermere
County	Chestermere

Province	Alberta
Postal Code	T1X 0R7

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Decorative, Other
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Many Trees, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	40
Zoning	R1

Listing Details

Listing Office	Century 21 Masters
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