

\$944,900 - 316 Kinniburgh Link, Chestermere

MLS® #A2197835

\$944,900

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 | \$944,900 |
| 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 | Triple Garage Attached, Driveway, Garage Faces Front, On Street |
| # of Garages | 3 |

Interior

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

Exterior

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

Foundation Poured Concrete

Additional Information

Date Listed March 17th, 2025
Days on Market 35
Zoning R-1

Listing Details

Listing Office RE/MAX Crown

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