

# \$1,199,000 - 321 Kinniburgh Cove, Chestermere

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MLS® #A2265528

**\$1,199,000**

6 Bedroom, 6.00 Bathroom, 3,212 sqft

Residential on 0.19 Acres

Kinniburgh, Chestermere, Alberta

OVER 8000 SQFT LOT SIZE 2-BEDROOM  
WALKOUT LEGAL BASEMENT SUITE +  
ADDITIONAL ROOM & FULL BATH | 7  
BEDROOMS + DEN | 6.5 BATHS | TRIPLE  
CAR GARAGE |

Welcome to this beautifully crafted 2017 executive home in the sought-after community of Kinniburgh, backing onto open green space. With over 3000 sq ft above grade and a fully finished walkout basement, this property offers exceptional space, flexibility, and quality throughout. The main floor showcases a bright, open layout with a spacious living room, breakfast nook, and a chef-inspired kitchen featuring a large island, quartz counters, and high-end finishes. A formal dining area, main-floor den/office, mudroom, and a convenient 2-piece bath complete this level.

Upstairs you'll find four generous bedrooms, including a primary suite with tray ceilings, a walk-in closet, and a luxurious 7-piece ensuite. The upper level also offers two additional full bathrooms, a vaulted-ceiling bonus room, and a separate laundry room for everyday convenience.

The walkout basement features a fully developed 2-bedroom legal suite with its own kitchen, living area, full bath, and laundry—perfect for extended family or additional rental income. A second basement area adds an extra room and full bathroom, providing even more living options.



Enjoy a massive pie-shaped lot with a fenced yard, rear deck, and beautiful open-field views. The oversized triple-car garage provides ample parking and storage.

Located steps from the K&#9 school, Chestermere Health Centre, and local shopping and dining, this home combines luxury, functionality, and income potential in one of Chestermere&#x27;s premier cul-de-sac locations.

Built in 2017

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2265528    |
| Price          | \$1,199,000 |
| Bedrooms       | 6           |
| Bathrooms      | 6.00        |
| Full Baths     | 5           |
| Half Baths     | 1           |
| Square Footage | 3,212       |
| Acres          | 0.19        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 321 Kinniburgh Cove |
| Subdivision | Kinniburgh          |
| City        | Chestermere         |
| County      | Chestermere         |
| Province    | Alberta             |
| Postal Code | T1X 0P4             |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 6 |
|----------------|---|

|              |                                  |
|--------------|----------------------------------|
| Parking      | Driveway, Triple Garage Attached |
| # of Garages | 3                                |

## Interior

|                   |                                                                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s), Wired for Sound, Bidet      |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Gas Cooktop, Gas Water Heater, Humidifier, Microwave, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air                                                                                                                                                                                                      |
| Cooling           | Central Air                                                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                                                             |
| # of Fireplaces   | 2                                                                                                                                                                                                               |
| Fireplaces        | Gas                                                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                                                             |
| Basement          | Finished, See Remarks, Exterior Entry, Suite, Walk-Out                                                                                                                                                          |

## Exterior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Garden, Lighting, Private Yard, Covered Courtyard                                                                                  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Street Lighting, Close to Clubhouse, Dog Run Fenced In, Lake, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                                                                                                             |
| Construction      | Stone, Stucco, Wood Frame                                                                                                                   |
| Foundation        | Poured Concrete                                                                                                                             |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 19th, 2025 |
| Days on Market | 13                 |
| Zoning         | R-1                |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Royal LePage METRO |
|----------------|--------------------|

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