

**316 Kinniburgh Link  
Chestermere, Alberta**

**MLS # A2197835**



**\$969,900**

<b>Division:</b>	Kinniburgh		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,688 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Driveway, Garage Faces Front, On Street, Triple Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Lawn, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound

**Inclusions:** N/A

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!