

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

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 youâ€™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 laundryâ€”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	 school, Chestermere Health Centre, and local shopping and dining, this home combines luxury, functionality, and income potential in one of Chestermere’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	15
Zoning	R-1

Listing Details

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

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.