

# \$1,070,000 - 142 Kinniburgh Crescent, Chestermere

MLS® #A2230383

**\$1,070,000**

7 Bedroom, 5.00 Bathroom, 2,929 sqft

Residential on 0.12 Acres

Kinniburgh, Chestermere, Alberta

Stunning 7-Bedroom Estate in Prestigious  
Kinniburgh, Chestermere  
Minutes to the Lake & Private Side Entrance  
& Heated Triple Garage

Welcome to this exceptional, fully developed 7-bedroom + den estate, nestled on a quiet crescent in the highly sought-after lake community of Kinniburgh in Chestermere—just minutes from Calgary. With living space thoughtfully distributed over three spacious levels, this home is the perfect blend of luxury, functionality, and family-friendly design.

Step inside to discover an impressive open-concept layout enhanced by 9-foot ceilings, central air conditioning, and built-in speaker wiring across three zones. The gourmet chef's kitchen is the heart of the main level, complete with high-end appliances, a separate prep kitchen with its own stove and hood fan, stone countertops, and an abundance of cabinetry—perfect for entertaining or large family gatherings.

Designed with multi-generational living in mind, the home offers two luxurious primary bedrooms, each with a private en suite bathroom, one featuring heated flooring for ultimate comfort. A Jack and Jill bathroom connects two of the upstairs bedrooms, and the spacious layout provides ample storage throughout the home.



The fully developed basement boasts a private side entrance, offering fantastic potential for extended family to enjoy their privacy. Enjoy the added value of a heated triple car garage, a hot tub, and a dog run in the beautifully landscaped backyard.

Located just five minutes from Sunset Park, with three playgrounds within walking distance, and close proximity to Chestermere Lake, the yacht club, and all local amenities. This home also provides easy access to major roads, making it ideal for commuters, while still being tucked away in a peaceful, family-friendly crescent.

This is a rare opportunity to own a spacious, well-appointed home in one of Chestermere’s most desirable communities.

Don’t miss your chance to experience elevated lake community living—schedule your private tour today!

Built in 2020

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2230383    |
| Price          | \$1,070,000 |
| Bedrooms       | 7           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,929       |
| Acres          | 0.12        |
| Year Built     | 2020        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |

Status Active

### Community Information

Address 142 Kinniburgh Crescent  
Subdivision Kinniburgh  
City Chestermere  
County Chestermere  
Province Alberta  
Postal Code T1X 1Y1

### Amenities

Parking Spaces 6  
Parking Triple Garage Attached  
# of Garages 3

### Interior

Interior Features Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Wired for Sound  
Appliances Built-In Oven, Built-In Range, Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings, Wine Refrigerator  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Exterior Entry, Finished, Full

### Exterior

Exterior Features Dog Run  
Lot Description Landscaped, Level, Rectangular Lot  
Roof Asphalt Shingle  
Construction Stone, Stucco  
Foundation Poured Concrete

### Additional Information

Date Listed June 11th, 2025

|                |     |
|----------------|-----|
| Days on Market | 71  |
| Zoning         | R-1 |

## **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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