# \$1,135,000 - 281 Kinniburgh Boulevard, Chestermere

MLS® #A2237330

## \$1,135,000

5 Bedroom, 4.00 Bathroom, 3,354 sqft Residential on 0.14 Acres

Kinniburgh South, Chestermere, Alberta

Luxurious East-Facing Home in Kinniburgh! Discover your perfect sanctuary in this stunning luxury home, nestled in the desirable community of Kinniburgh. With over 4,700 sq ft of meticulously designed living space, this residence offers a harmonious blend of elegance and modern comfort. As you step inside, you'll be welcomed by an expansive open floor concept that features soaring 9-foot ceilings on all three levels. The main floor includes a dedicated office/computer room, ideal for remote work, along with a stylish half bath for guests. The massive living room, bathed in natural light, flows effortlessly into the gourmet kitchen, which is a chef's dream. Outfitted with high-end stainless steel appliances and a brand-new spice kitchen, this culinary haven is perfect for hosting and entertaining. This beautiful home offers central vacuum and air conditioner for hot summer days. On the second level, you'll find three spacious bedrooms, including a luxurious master suite with a 5-piece ensuite bathroomâ€"a true retreat for relaxation. The second floor also boasts a large family room, perfect for movie nights or cozy gatherings. The fully developed basement enhances the living space further, featuring two additional bedrooms, full bathroom and a wet bar. A generous living/gaming room with heated flooring creates a comfortable atmosphere for leisure and entertainment. Completing this remarkable home is a triple-car heated garage with extra built storage for equipment, ensuring







convenience year-round. Located just minutes from K-9 schools, shopping, and a health center, this home offers the perfect combination of luxury and practicality. Don't miss your chance to experience this exquisite propertyâ€"schedule your private tour with your favorite Realtor today and step into a life of unparalleled comfort and style!

#### Built in 2015

## **Essential Information**

MLS® # A2237330 Price \$1,135,000

Bedrooms 5
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 3,354 Acres 0.14 Year Built 2015

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 281 Kinniburgh Boulevard

Subdivision Kinniburgh South

City Chestermere County Chestermere

Province Alberta
Postal Code T1X0R7

#### **Amenities**

Parking Spaces 3

Parking Triple Garage Attached

# of Garages 3

#### Interior

Interior Features Ceiling Fan(s), Central Vacuum, Granite Counters, Pantry

Appliances Dishwasher, Garage Control(s), Gas Range, Microwave, Stove(s),

Washer/Dryer

Heating Forced Air Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Entrance, Private Yard

Lot Description Back Yard, Front Yard, Private, Beach

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

### **Additional Information**

Date Listed July 5th, 2025

Days on Market 3

Zoning R-1

# **Listing Details**

Listing Office Diamond Realty & Associates LTD.

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