

\$989,500 - 332 Kinniburgh Boulevard, Chestermere

MLS® #A2263648

\$989,500

5 Bedroom, 4.00 Bathroom, 2,726 sqft
Single Family on 0.12 Acres

Kinniburgh North, Chestermere, Alberta

Luxury Walkout Home Backing Onto a Pond
â€” Steps From School, Park & Shops! Prepare to be impressed by this beautifully designed 2725 SQFT walkout home, perfectly situated on a large lot backing onto a serene pond and lush green path and accross from East Lake School. With a thoughtful layout, elegant finishes, and a family-friendly location, this home strikes the perfect balance between luxury and comfort. From the moment you walk in, youâ€™™ll notice the attention to detail everywhere â€” from the spacious tiled foyer to the 9-foot knockdown ceilings and rich hardwood floors that flow throughout the main level. French doors open to a bright main floor den, ideal for your home office or study. At the heart of the home is a chefâ€™™s kitchen designed to impress. Featuring custom two-tone cabinetry, granite countertops, a large central island with seating, and stainless steel appliances, including a gas range and professional hood fan, this kitchen is both beautiful and functional. The glass-front cabinets and walk-in pantry complete the space with flair. From the dining area, step out onto your massive vinyl deck with glass railings, where you can take in peaceful pond views â€” the perfect setting for morning coffee or sunsets. The stairs lead to a fully landscaped backyard, offering plenty of space for kids and pets to play. Upstairs, youâ€™™ll find four spacious bedrooms, including a luxurious primary suite with vaulted ceilings and picturesque pond views. The spa-inspired



ensuite includes double granite vanities, a large soaker tub, a separate shower, and heated tile floors (also found in every bathroom!). A bonus room and stylish 5-piece main bath complete the upper level – perfect for family movie nights or a homework zone. No carpet anywhere – just elegant hardwood , tile and vinyl plank throughout, combining luxury style with easy upkeep. The fully finished walkout basement extends your living space with a bright family room, recreation area with a wet bar, 5th bedroom, and full bath – with potential for a 6th bedroom if desired. Oversized windows bring in natural light and connect you to your private backyard retreat. This home is thoughtfully equipped with energy-efficient solar panels, reducing monthly utility costs while contributing to a more sustainable future. Additional highlights include a finished double garage, and enclosed storage under the deck. (id:6289)

Built in 2010

Essential Information

Listing #	A2263648
Price	\$989,500
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	2,726
Acres	0.12
Year Built	2010
Type	Single Family
Sub-Type	Freehold

Community Information

Address	332 Kinniburgh Boulevard
Subdivision	Kinniburgh North
City	Chestermere
Province	Alberta

Postal Code T1X0P4

Amenities

Amenities Park, Playground, Schools
Features Wet bar, French door, Gas BBQ Hookup
Parking Spaces 4
Parking Attached Garage
of Garages 2
View View

Interior

Appliances Washer, Refrigerator, Range - Gas, Dishwasher, Dryer, Microwave, Hood Fan, Window Coverings
Heating Central heating
Cooling Central air conditioning
Fireplace Yes
of Fireplaces 1
of Stories 2
Has Basement Yes
Basement Separate entrance, Walk out

Exterior

Exterior Stucco
Exterior Features Landscaped
Foundation Poured Concrete

Listing Details

Listing Office Manor Real Estate Ltd.



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