

\$1,199,900 - 388 Kinniburgh Boulevard, Chestermere

MLS® #A2265735

\$1,199,900

6 Bedroom, 4.00 Bathroom, 3,236 sqft

Single Family on 0.14 Acres

Kinniburgh North, Chestermere, Alberta

This is a wonderful opportunity to own a spacious home in the highly sought-after Kinniburgh community in Chestermere. With over 4,600+ sq ft of living space, a walkout basement, and a warm, inviting layout, this house is ready to become your family's haven. From the moment one steps through the foyer, the home reveals its character. An open, bright ambiance tempered by a gracious 9-foot ceiling and an open-concept layout that softly guides the eye toward generous windows, allowing abundant natural light to wash the interior. The main level elegantly balances reception spaces with everyday livability. A den offers a quiet retreat for study or work, while a half-bath serves guests with discreet practicality. The heart of the home lies in the expansive kitchen, where a substantial island anchors the space, storage is abundant, and quartz countertops gleam beneath a stylish backsplash and contemporary cabinetry. The living and dining areas flow seamlessly from the kitchen, forming an ideal stage for gatherings that feel effortless and intimate in equal measure. Ascending to the upper level, one discovers a sanctuary of repose. The master bedroom stands as a cavernous retreat, complete with a walk-in closet and a private four-piece ensuite, a haven designed for daily renewal. The level continues with 3 additional well-proportioned bedrooms, a full four-piece bathroom, and a bonus room that offers flexible space for relaxation.. A convenient laundry area completes this floor,



aligning comfort with practicality. The journey continues downstairs, where the fully finished WALKOUT basement awaits. Here, two more bedrooms, a full kitchen and a full bathroom provide ample accommodation for guests or family members seeking privacy, while a separate side entrance enhances the suite's (ILLEGAL) versatility for multi-generational living or rental opportunities. (id:6289)

Built in 2013

Essential Information

Listing #	A2265735
Price	\$1,199,900
Bedrooms	6
Bathrooms	4.00
Half Baths	1
Square Footage	3,236
Acres	0.14
Year Built	2013
Type	Single Family
Sub-Type	Freehold

Community Information

Address	388 Kinniburgh Boulevard
Subdivision	Kinniburgh North
City	Chestermere
Province	Alberta
Postal Code	T1X0N3

Amenities

Amenities	Golf Course, Schools, Shopping, Water Nearby
Features	PVC window, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Stove, Hood Fan, Window Coverings, Garage door opener, Washer & Dryer
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Walk out

Exterior

Exterior	Stone, Stucco
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Century 21 Bamber Realty LTD.



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