

# \$1,175,000 - 281 Kinniburgh Boulevard, Chestermere

MLS® #A2219496

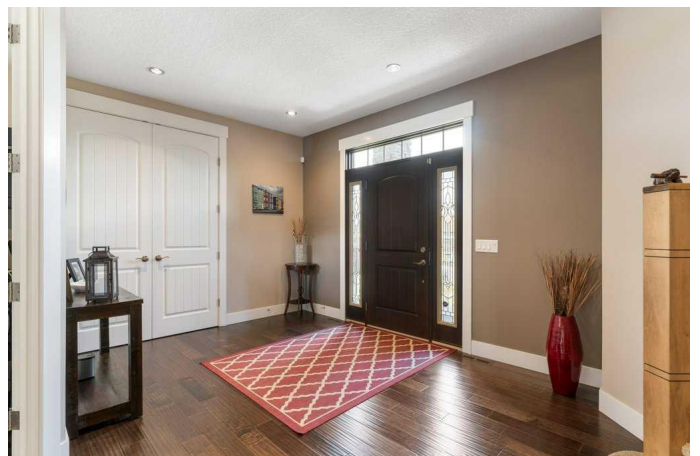
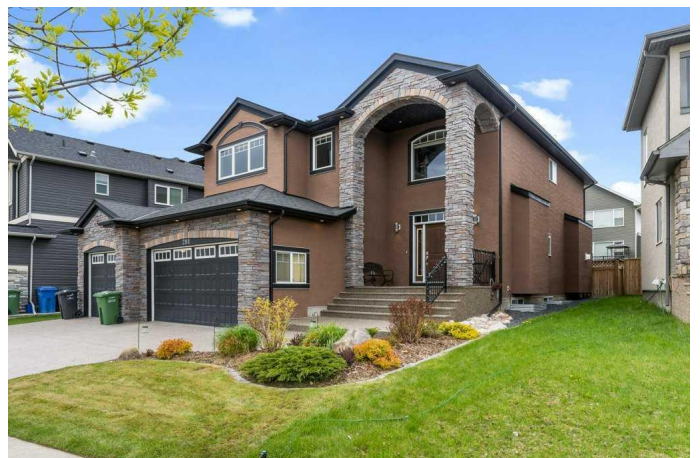
**\$1,175,000**

5 Bedroom, 4.00 Bathroom, 3,354 sqft

Residential on 0.14 Acres

Kinniburgh, 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 bathroom—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 property—schedule your private tour with your favourite Realtor today and step into a life of unparalleled comfort and style!

Built in 2015

### Essential Information

MLS® #	A2219496
Price	\$1,175,000
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
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X0R7

### Amenities

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	3

### Interior

Interior Features	Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	May 9th, 2025
Days on Market	26
Zoning	R-1

## Listing Details

Listing Office	Diamond Realty & Associates LTD.
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.