

# \$855,000 - 269 Kinniburge Boulevard, Chestermere

MLS® #A2264939

**\$855,000**

5 Bedroom, 4.00 Bathroom, 2,681 sqft

Residential on 0.09 Acres

Kinniburgh, Chestermere, Alberta

Discover this exceptional two-story residence in the highly sought-after community of Kinniburgh, Chestermere. It showcases 3,960 sq ft of beautifully finished living space designed for modern family living with a touch of sophistication.

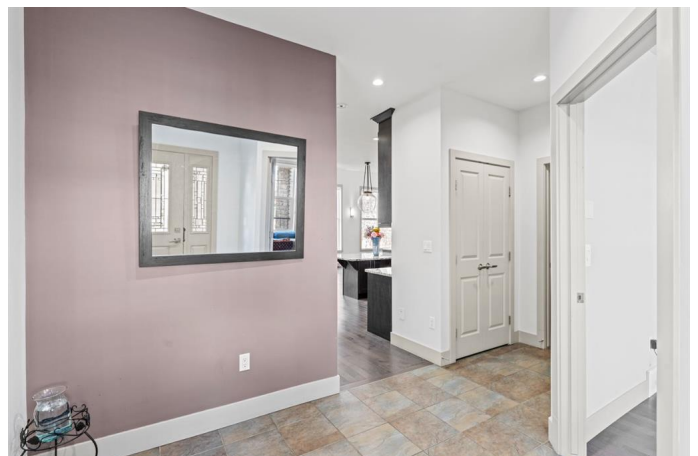
Step through the grand entrance into an inviting main level featuring vaulted ceilings, a stunning open-to-below living room, and large windows that fill the home with an abundance of natural light. The open-concept layout flows effortlessly, creating an ideal setting for both entertaining and everyday comfort.

A versatile main-floor office provides a quiet space to work from home or can easily serve as a sixth bedroom for guests or multi-generational living.

Upstairs, youâ€™ll find four spacious bedrooms, including a luxurious primary suite complete with a spa-inspired ensuite, soaker tub, dual vanities, and a walk-in closet.

The fully developed basement adds another layer of flexibility, offering a fifth bedroom, a full bathroom, and open space ready for your vision â€” whether thatâ€™s a home theatre, wet bar, gym, or entertainment lounge.

Enjoy the outdoors in your large, landscaped backyard, which features a beautiful gazebo. This space is perfect for hosting or relaxing



with family.

Ideally located close to Chestermere Lake, top-rated schools, shopping, parks, and pathways, this home combines luxury, location, and lifestyle in one remarkable package.

Experience elevated living in one of Chestermere’s premier communities. Welcome home to Kinniburgh!

Built in 2012

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2264939    |
| Price          | \$855,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,681       |
| Acres          | 0.09        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 269 Kinniburge Boulevard |
| Subdivision | Kinniburgh               |
| City        | Chestermere              |
| County      | Chestermere              |
| Province    | Alberta                  |
| Postal Code | T1X 0R7                  |

**Amenities**

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 6                                               |
| Parking        | Double Garage Attached, Off Street, Parking Pad |

# of Garages 2

## Interior

Interior Features Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Vinyl Windows

Appliances Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full

## Exterior

Exterior Features Garden, Private Entrance, Private Yard, Storage

Lot Description Back Yard, City Lot, Front Yard, Garden, Lawn, Open Lot

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed October 21st, 2025

Days on Market 1

Zoning R1

## Listing Details

Listing Office Coldwell Banker Mountain Central

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