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

MLS® #A2265735

## \$1,199,900

6 Bedroom, 4.00 Bathroom, 3,236 sqft Residential on 0.14 Acres

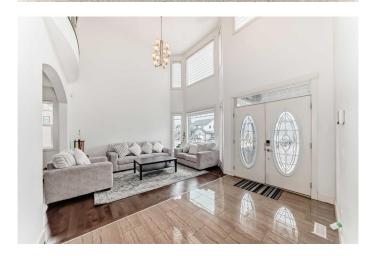
Kinniburgh, Chestermere, Alberta

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.

#### Built in 2013

## **Essential Information**

MLS® # A2265735 Price \$1,199,900

Bedrooms 6
Bathrooms 4.00
Full Baths 3

Half Baths 1

Square Footage 3,236 Acres 0.14 Year Built 2013

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 388 Kinniburgh Boulevard

Subdivision Kinniburgh
City Chestermere
County Chestermere

Province Alberta
Postal Code T1X 0N3

## **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Garage Faces Front

#### Interior

Interior Features High Ceilings, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Quartz Counters, Separate Entrance, Vaulted

Ceiling(s), Vinyl Windows

Appliances Dishwasher, Electric Stove, Garage Control(s), Range Hood,

Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Full

## **Exterior**

Exterior Features None

Lot Description Corner Lot

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed October 20th, 2025

Days on Market 10

Zoning R-1

## **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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