

\$1,224,900 - 247 Kinniburgh Place, Chestermere

MLS® #A2224202

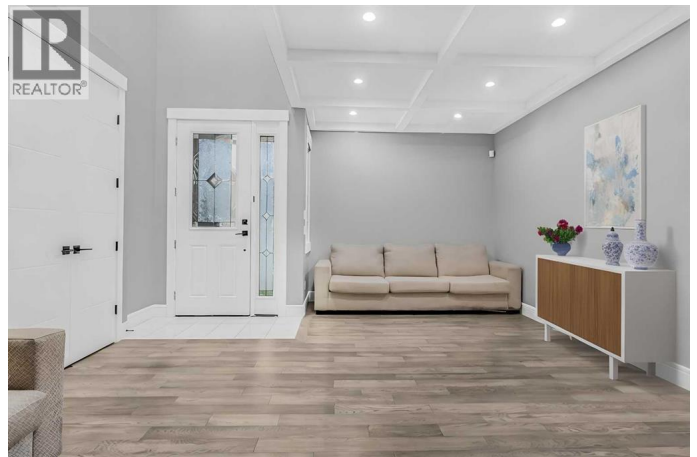
\$1,224,900

7 Bedroom, 6.00 Bathroom, 3,502 sqft

Single Family on 0.11 Acres

Kinniburgh North, Chestermere, Alberta

This stunning luxury home with a triple attached car garage is an excellent choice for growing families or savvy investors who are seeking to build equity and maximize rental income. Welcome to 247 Kinniburgh Place, located in a quiet cul-de-sac of Chestermere's prestigious Kinniburgh community. A rare combination of privacy and thoughtful design. This beautiful luxury home is a 7-bedroom, 6-bathroom residence plus it has all that you need. A bright open-concept main floor with a chef's kitchen completed with quartz countertops, Sub-Zero refrigerator, high-end built-in stainless steel appliances, a large central island and a fully equipped spice kitchen with premium gas stove. The main level also includes a spacious family room with a stone-accented gas fireplace, a formal dining area with balcony access, and a main floor bedroom with a full 3-piece bath—perfect for guests or multi-generational living. Upstairs, you'll find a luxurious primary suite with a 5-piece ensuite bathroom that includes his/hers sink, walk-in closet, soaking tub, a second ensuite bedroom, two more large bedrooms, a bonus room, and an upper-level laundry room with built-in storage. The fully finished walk-out basement features an illegal 2-bedroom suite with its own entrance, full kitchen, laundry, 4-piece bathroom, and open living/dining space which is already generating rental income. Additional highlights include built-in ceiling speakers, luxury chandeliers, tray ceilings, recessed lighting, triple attached



car garage, large driveway and a private backyard. This property is located near a range of essential amenities, including top-rated schools, major shopping centres, restaurants and the beautiful Chestermere Lake. Currently both levels are rented out which makes this home a rare investment opportunity as well as a perfect family retreat. Donâ€™t miss your chance to own this incredible investment. Schedule your viewing today! (id:6289)

Built in 2020

Essential Information

Listing #	A2224202
Price	\$1,224,900
Bedrooms	7
Bathrooms	6.00
Half Baths	1
Square Footage	3,502
Acres	0.11
Year Built	2020
Type	Single Family
Sub-Type	Freehold

Community Information

Address	247 Kinniburgh Place
Subdivision	Kinniburgh North
City	Chestermere
Province	Alberta
Postal Code	T1X1Y2

Amenities

Amenities	Playground, Schools, Shopping, Water Nearby
Features	Cul-de-sac, Closet Organizers, No Animal Home, No Smoking Home
Parking Spaces	6
Parking	Attached Garage
# of Garages	3

Interior

Appliances	Refrigerator, Range - Gas, Range - Electric, Dishwasher, Microwave, Oven - Built-In, Hood Fan, Window Coverings, Garage door opener, Washer & Dryer
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Walk out, Suite

Exterior

Exterior	Concrete, Stucco
Exterior Features	Lawn
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Real Broker
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