

\$989,500 - 332 Kinniburgh Boulevard, Chestermere

MLS® #A2263648

\$989,500

5 Bedroom, 4.00 Bathroom, 2,726 sqft
Single Family on 0.12 Acres

Kinniburgh North, Chestermere, Alberta

Luxury Walkout Home Backing Onto a Pond
â€™ Steps From School, Park & Shops! Prepare to be impressed by this beautifully designed 2725 SQFT walkout home, perfectly situated on a large lot backing onto a serene pond and lush green path and accross from East Lake School. With a thoughtful layout, elegant finishes, and a family-friendly location, this home strikes the perfect balance between luxury and comfort. From the moment you walk in, youâ€™™ll notice the attention to detail everywhere â€™ from the spacious tiled foyer to the 9-foot knockdown ceilings and rich hardwood floors that flow throughout the main level. French doors open to a bright main floor den, ideal for your home office or study. At the heart of the home is a chefâ€™™s kitchen designed to impress. Featuring custom two-tone cabinetry, granite countertops, a large central island with seating, and stainless steel appliances, including a gas range and professional hood fan, this kitchen is both beautiful and functional. The glass-front cabinets and walk-in pantry complete the space with flair. From the dining area, step out onto your massive vinyl deck with glass railings, where you can take in peaceful pond views â€™ the perfect setting for morning coffee or sunsets. The stairs lead to a fully landscaped backyard, offering plenty of space for kids and pets to play. Upstairs, youâ€™™ll find four spacious bedrooms, including a luxurious primary suite with vaulted ceilings and picturesque pond views. The spa-inspired



ensuite includes double granite vanities, a large soaker tub, a separate shower, and heated tile floors (also found in every bathroom!). A bonus room and stylish 5-piece main bath complete the upper level – perfect for family movie nights or a homework zone. No carpet anywhere – just elegant hardwood , tile and vinyl plank throughout, combining luxury style with easy upkeep. The fully finished walkout basement extends your living space with a bright family room, recreation area with a wet bar, 5th bedroom, and full bath – with potential for a 6th bedroom if desired. Oversized windows bring in natural light and connect you to your private backyard retreat. This home is thoughtfully equipped with energy-efficient solar panels, reducing monthly utility costs while contributing to a more sustainable future. Additional highlights include a finished double garage, and enclosed storage under the deck. (id:6289)

Built in 2010

Essential Information

| | |
|----------------|---------------|
| Listing # | A2263648 |
| Price | \$989,500 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Half Baths | 1 |
| Square Footage | 2,726 |
| Acres | 0.12 |
| Year Built | 2010 |
| Type | Single Family |
| Sub-Type | Freehold |

Community Information

| | |
|-------------|--------------------------|
| Address | 332 Kinniburgh Boulevard |
| Subdivision | Kinniburgh North |
| City | Chestermere |
| Province | Alberta |

Postal Code T1X0P4

Amenities

Amenities Park, Playground, Schools
Features Wet bar, French door, Gas BBQ Hookup
Parking Spaces 4
Parking Attached Garage
of Garages 2
View View

Interior

Appliances Washer, Refrigerator, Range - Gas, Dishwasher, Dryer, Microwave, Hood Fan, Window Coverings
Heating Central heating
Cooling Central air conditioning
Fireplace Yes
of Fireplaces 1
of Stories 2
Has Basement Yes
Basement Separate entrance, Walk out

Exterior

Exterior Stucco
Exterior Features Landscaped
Foundation Poured Concrete

Listing Details

Listing Office Manor Real Estate Ltd.



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