

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

MLS® #A2265735

**\$1,199,900**

6 Bedroom, 4.00 Bathroom, 3,236 sqft

Single Family on 0.14 Acres

Kinniburgh North, 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. (id:6289)

Built in 2013

**Essential Information**

|                |               |
|----------------|---------------|
| Listing #      | A2265735      |
| Price          | \$1,199,900   |
| Bedrooms       | 6             |
| Bathrooms      | 4.00          |
| Half Baths     | 1             |
| Square Footage | 3,236         |
| Acres          | 0.14          |
| Year Built     | 2013          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 388 Kinniburgh Boulevard |
| Subdivision | Kinniburgh North         |
| City        | Chestermere              |
| Province    | Alberta                  |
| Postal Code | T1X0N3                   |

**Amenities**

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Golf Course, Schools, Shopping, Water Nearby |
| Features       | PVC window, No Animal Home, No Smoking Home  |
| Parking Spaces | 4                                            |
| Parking        | Attached Garage                              |
| # of Garages   | 2                                            |

**Interior**

|                 |                                                                                                 |
|-----------------|-------------------------------------------------------------------------------------------------|
| Appliances      | Refrigerator, Dishwasher, Stove, Hood Fan, Window Coverings, Garage door opener, Washer & Dryer |
| Heating         | Natural gas Forced air                                                                          |
| Cooling         | Central air conditioning                                                                        |
| Fireplace       | Yes                                                                                             |
| # of Fireplaces | 2                                                                                               |
| # of Stories    | 2                                                                                               |
| Has Basement    | Yes                                                                                             |
| Basement        | Separate entrance, Walk out                                                                     |

## Exterior

|              |                 |
|--------------|-----------------|
| Exterior     | Stone, Stucco   |
| Construction | Wood frame      |
| Foundation   | Poured Concrete |

## Listing Details

Listing Office Century 21 Bamber Realty LTD.



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Listing information last updated on October 26th, 2025 at 6:46pm CDT