

# \$1,150,000 - 281 Kinniburgh Boulevard, Chestermere

MLS® #A2219496

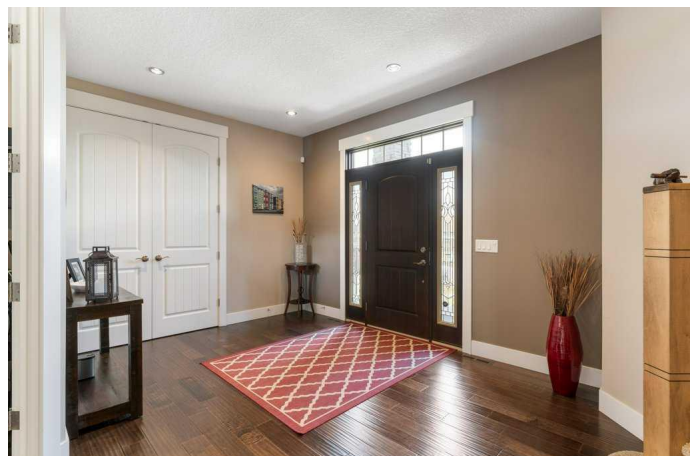
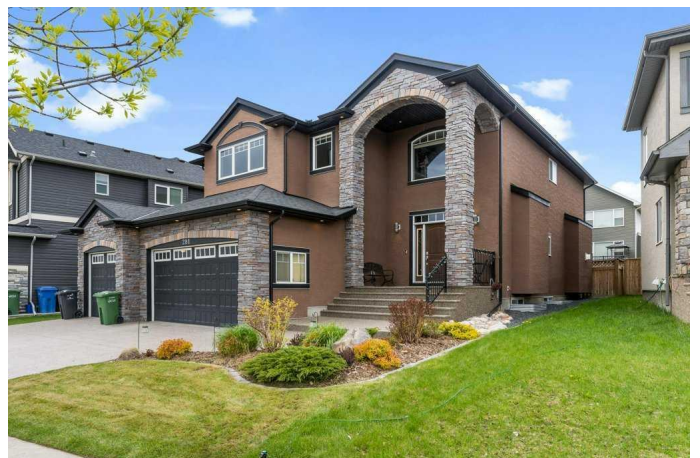
**\$1,150,000**

5 Bedroom, 4.00 Bathroom, 3,354 sqft

Residential on 0.14 Acres

Kinniburgh, Chestermere, Alberta

Luxurious East-Facing Home in Kinniburgh!  
Discover your perfect sanctuary in this stunning luxury home, nestled in the desirable community of Kinniburgh. With over 4,700 sq ft of meticulously designed living space, this residence offers a harmonious blend of elegance and modern comfort. As you step inside, you'll be welcomed by an expansive open floor concept that features soaring 9-foot ceilings on all three levels. The main floor includes a dedicated office/computer room, ideal for remote work, along with a stylish half bath for guests. The massive living room, bathed in natural light, flows effortlessly into the gourmet kitchen, which is a chef's dream. Outfitted with high-end stainless steel appliances and a brand-new spice kitchen, this culinary haven is perfect for hosting and entertaining. This beautiful home offers central vacuum and air conditioner for hot summer days. On the second level, you'll find three spacious bedrooms, including a luxurious master suite with a 5-piece ensuite bathroom—a true retreat for relaxation. The second floor also boasts a large family room, perfect for movie nights or cozy gatherings. The fully developed basement enhances the living space further, featuring two additional bedrooms, full bathroom and a wet bar. A generous living/gaming room with heated flooring creates a comfortable atmosphere for leisure and entertainment. Completing this remarkable home is a triple-car heated garage with extra built storage for equipment, ensuring



convenience year-round. Located just minutes from K-9 schools, shopping, and a health center, this home offers the perfect combination of luxury and practicality. Don't miss your chance to experience this exquisite property—schedule your private tour with your favourite Realtor today and step into a life of unparalleled comfort and style!

Built in 2015

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2219496    |
| Price          | \$1,150,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,354       |
| Acres          | 0.14        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 281 Kinniburgh Boulevard |
| Subdivision | Kinniburgh               |
| City        | Chestermere              |
| County      | Chestermere              |
| Province    | Alberta                  |
| Postal Code | T1X0R7                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Single Garage Attached |
| # of Garages   | 3                      |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan                         |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                                                                              |
| Cooling           | Central Air                                                                                             |
| Fireplace         | Yes                                                                                                     |
| # of Fireplaces   | 1                                                                                                       |
| Fireplaces        | Gas                                                                                                     |
| Has Basement      | Yes                                                                                                     |
| Basement          | Finished, Full                                                                                          |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Stone, Stucco   |
| Foundation        | Poured Concrete |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 39            |
| Zoning         | R-1           |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.