# \$849,900 - 409 Kinniburgh Boulevard, Chestermere

MLS® #A2217281

#### \$849,900

5 Bedroom, 4.00 Bathroom, 2,389 sqft Residential on 0.12 Acres

Kinniburgh, Chestermere, Alberta

Backing on to Green Space | Illegal Basement Suite | Heated Tripe Car Garage. 6 Beds, 3.5 Baths | This beautifully upgraded and air-conditioned two-storey home offers over 3,200 sq.ft. of total living space, backing on to green space and including a heated triple attached garage. The main floor features 9-foot ceilings, a formal dining room, and an open-concept kitchen with granite countertops, a large breakfast island, high end stainless steel appliances, and a walk-through pantry connecting to the laundry room. A spacious living room with a cozy fireplace opens through French doors to a large west-facing deck and fully landscaped yard, with a shed and no neighbours behind. Upstairs includes a luxurious primary suite with a spa-like 5-piece ensuite and walk-in closet, three additional bedrooms, and a 4-piece bathroom with dual sinks and granite counters. The fully finished basement offers an illegal basement suite, large windows, a bedroom, a family room with a wine fridge, and a gym. Pride of ownership is evident throughout this exceptional home, ideally located within walking distance to schools, shops, carwash, and Chestermere Lake. Easy access to exits. Call today to book your private tour.







Built in 2012

#### **Essential Information**

MLS® # A2217281

Price \$849,900

Bedrooms 5

Bathrooms 4.00

Full Baths 3

Half Baths 1

Acres

Style

Square Footage 2,389

Year Built 2012

Type Residential

Sub-Type Detached

Status Active

## **Community Information**

Address 409 Kinniburgh Boulevard

2 Storey

0.12

Subdivision Kinniburgh
City Chestermere

County Chestermere

Province Alberta
Postal Code T1X0P4

#### **Amenities**

Parking Spaces 6

Parking Concrete Driveway, Driveway, Garage Door Opener, Garage Faces

Front, Heated Garage, Insulated, Oversized, Triple Garage Attached

# of Garages 3

#### Interior

Interior Features Built-in Features, Central Vacuum, Double Vanity, Granite Counters,

High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar, Wired for

Sound, Bar, French Door

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop,

Garage Control(s), Humidifier, Microwave, Range Hood, Refrigerator,

Washer/Dryer, Wine Refrigerator

Heating Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, Gas

Has Basement Yes

Basement Finished, Full, Suite

#### **Exterior**

Exterior Features BBQ gas line, Garden, Storage

Lot Description Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours

**Behind** 

Roof Asphalt Shingle

Construction Concrete, Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed May 6th, 2025

Days on Market 48

Zoning R-1

## **Listing Details**

Listing Office Century 21 Bravo Realty

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