

# \$969,000 - 136 Kinniburgh Drive, Chestermere

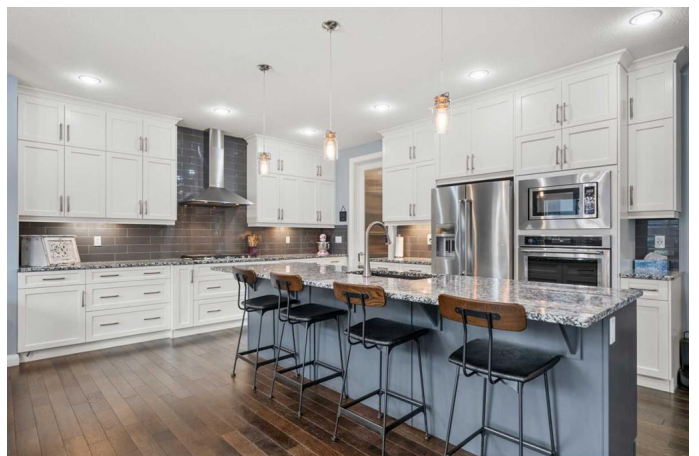
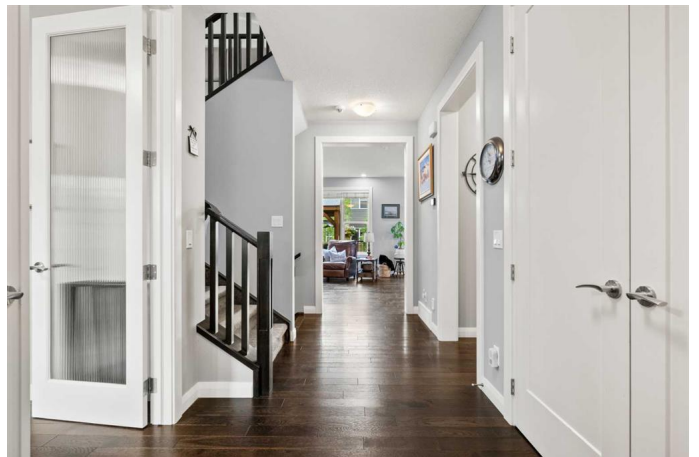
MLS® #A2232363

**\$969,000**

5 Bedroom, 4.00 Bathroom, 2,739 sqft  
Residential on 0.14 Acres

Kinniburgh, Chestermere, Alberta

Welcome to 136 Kinniburgh Drive, Chestermere. Discover this exceptional, move-in-ready home tucked away on a quiet, family-friendly street. Offering approximately 3,768 sq ft of beautifully finished living space, this immaculately maintained property features 5 bedrooms (4 on the upper level), luxurious upgrades, and an amazing layout. As you enter, youâ€™re greeted by a grand foyer with soaring ceilings that immediately create a sense of openness and elegance. Just off the entrance, a versatile office or flex room provides a private, stylish space ideal for working from home, studying, or creative pursuits. At the heart of the home lies a stunning kitchen that blends form and function. Floor-to-ceiling white cabinetry offers exceptional storage, while the oversized ~11-foot stone island serves as a striking centerpieceâ€”ideal for meal prep, casual dining, or entertaining guests. High-end built-in stainless steel appliances, a walk-through pantry with shelving & expansive counter space make this a dream kitchen for any cooking enthusiast. Adjacent to the kitchen, the bright and spacious dining area is surrounded by large windows overlooking the beautifully landscaped backyard. Thereâ€™s ample room for a full-sized dining table, perfect for hosting family dinners or special occasions. This area seamlessly flows into the welcoming family room, featuring custom built-ins and a cozy gas fireplaceâ€”perfect for relaxing at the



end of the day. Rich, dark hardwood flooring runs throughout the main level, adding warmth and elegance. Upstairs, a large bonus room offers extra family space—great for movie nights, playtime, or a second lounge. The upper floor includes four generously sized bedrooms and a conveniently located laundry room. The luxurious primary suite is a true retreat with a spa-inspired 5-piece ensuite featuring dual vanities, a deep soaker tub, and a tiled walk-in shower. A spacious walk-in closet with custom shelving completes the suite. The finished basement impresses with 9-foot ceilings, a fifth bedroom, and a sleek 3-piece bathroom with an oversized walk-in shower—ideal for guests or extended family. Additional finished areas offer endless possibilities: a gym, games room, second office, or media lounge. Large basement windows ensure a bright, comfortable atmosphere. Step outside into a private South exposure backyard oasis with a newly built deck (2024), a pergola, & a gas BBQ hookup, perfect for summer entertaining. Mature landscaping & trees offer beauty and privacy, while the fully fenced yard provides a safe space for kids and pets. A wired shed adds functionality as a workshop, garden space, or retreat. Additional highlights include: Central A/C, heated oversized triple garage with newer epoxy flooring, 9-foot ceilings, elegant 8-foot interior doors, Level 2 EV charger, new hot water tank(2024), & some fresh paint. Located in a sought-after community, enjoy easy access to/biking paths,parks, amenities, and excellent nearby schools. Book your viewing now!

Built in 2014

**Essential Information**

MLS® #	A2232363
Price	\$969,000

Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,739
Acres	0.14
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	136 Kinniburgh Drive
Subdivision	Kinniburgh
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X0T8

### Amenities

Parking Spaces	6
Parking	Driveway, Garage Door Opener, Heated Garage, Oversized, Triple Garage Attached, Insulated
# of Garages	3

### Interior

Interior Features	Bookcases, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Walk-In Closet(s), Stone Counters
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	BBQ gas line, Garden, Private Yard
Lot Description	Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Private, Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 26th, 2025
Days on Market	15
Zoning	R1

**Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.