

269 Kinniburge Boulevard
Chestermere, Alberta

MLS # A2264939



\$855,000

Division:	Kinniburgh North		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,681 sq.ft.	Age:	2012 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Garden, Lawn, Open Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Vinyl Windows		
Inclusions:	N/A		

Discover this exceptional two-story residence in the highly sought-after community of Kinniburgh, Chestermere. It showcases 3,960 sq ft of beautifully finished living space designed for modern family living with a touch of sophistication. Step through the grand entrance into an inviting main level featuring vaulted ceilings, a stunning open-to-below living room, and large windows that fill the home with an abundance of natural light. The open-concept layout flows effortlessly, creating an ideal setting for both entertaining and everyday comfort. A versatile main-floor office provides a quiet space to work from home or can easily serve as a sixth bedroom for guests or multi-generational living. Upstairs, you'll find four spacious bedrooms, including a luxurious primary suite complete with a spa-inspired ensuite, soaker tub, dual vanities, and a walk-in closet. The fully developed basement adds another layer of flexibility, offering a fifth bedroom, a full bathroom, and open space ready for your vision — whether that's a home theatre, wet bar, gym, or entertainment lounge. Enjoy the outdoors in your large, landscaped backyard, which features a beautiful gazebo. This space is perfect for hosting or relaxing with family. Ideally located close to Chestermere Lake, top-rated schools, shopping, parks, and pathways, this home combines luxury, location, and lifestyle in one remarkable package. Experience elevated living in one of Chestermere's premier communities. Welcome home to Kinniburgh!