

# \$869,900 - 409 Kinniburgh Boulevard, Chestermere

---

MLS® #A2217281

**\$869,900**

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 Triple 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          | \$869,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,389       |
| Acres          | 0.12        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 409 Kinniburgh Boulevard |
| 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 | Bar, Built-in Features, Central Vacuum, Double Vanity, French Door, 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 |
| 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 | 42            |
| Zoning         | R-1           |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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.