

\$399,900 - 44, 248 Kinniburgh Boulevard, Chestermere

MLS® #A2241951

\$399,900

3 Bedroom, 4.00 Bathroom, 1,375 sqft

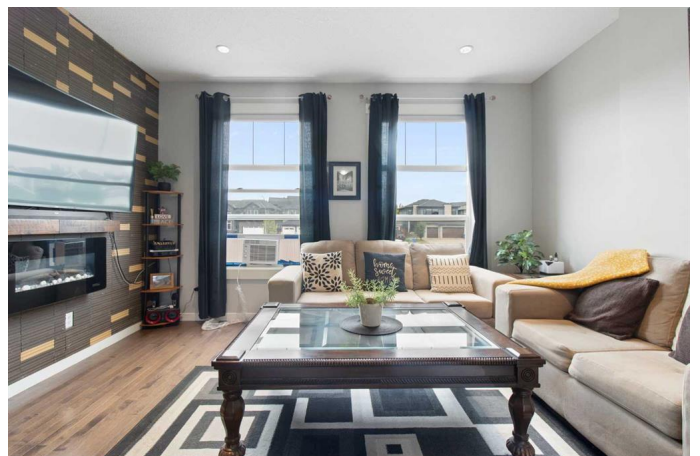
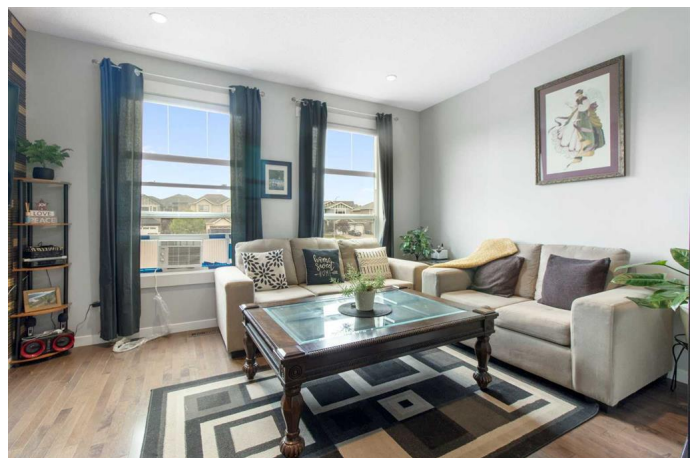
Residential on 0.00 Acres

Kinniburgh, Chestermere, Alberta

Welcome to this beautifully designed 3-storey townhouse in the highly sought-after Kinniburgh area of Chestermere—where space, style, and convenience meet. This rare gem offers over 3 levels of thoughtfully laid-out living space, featuring 3 bedrooms above grade, each with its own ensuite bathroom—perfect for families, guests, or a home office setup. Enjoy cooking and entertaining in the modern kitchen, complete with granite countertops, stainless steel appliances, and ample cupboard space. The open-concept dining area, sunny nook/den, and spacious living room flow effortlessly together, creating a warm and inviting atmosphere. Hardwood floors, a private balcony, and plenty of storage add both elegance and practicality. Upstairs, you™ll find convenient laundry in the upper hallway, and down below, an oversized single attached garage plus an additional parking stall—a rare bonus! This home also offers a front courtyard/garden area with a sunny southwest exposure. Located just a short stroll to the lake and off-leash area, this home blends lifestyle and location seamlessly. Whether you're upsizing, investing, or looking for your first home—this is one you don™t want to miss.

Built in 2014

Essential Information



MLS® #	A2241951
Price	\$399,900
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,375
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	44, 248 Kinniburgh Boulevard
Subdivision	Kinniburgh
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 0V7

Amenities

Amenities	Parking
Parking Spaces	2
Parking	Single Garage Attached, Oversized
# of Garages	1

Interior

Interior Features	Breakfast Bar, Granite Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	3
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Level, See Remarks
Roof	Asphalt
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 24th, 2025
Days on Market	9
Zoning	R-1

Listing Details

Listing Office	RE/MAX House of Real Estate
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