

# **\$899,542 - 273 Kinniburgh Boulevard W, Chestermere**

MLS® #A2220596

**\$899,542**

6 Bedroom, 4.00 Bathroom, 2,869 sqft  
Residential on 0.10 Acres

Kinniburgh, Chestermere, Alberta

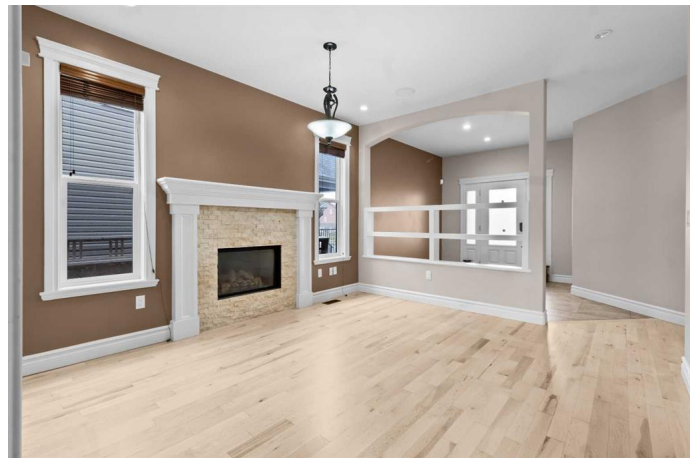
Spacious 6-Bedroom Home with Triple Car  
Garage & Basement Suite | Chestermere  
This is a home built for real life – with room  
for families, guests, hobbies, and more.

From the moment you walk in, the sense of  
space is obvious. The bright main living area is  
filled with natural light, with soaring 18-foot  
ceilings and an open-to-below design that  
keeps everything feeling connected. Whether  
you’re gathering with friends or enjoying a  
quiet night in, this is a space that simply works.

The kitchen is designed with everyday life in  
mind. Granite countertops, a huge island for  
casual meals or entertaining, plenty of  
cupboards for storage, and a walk-in pantry to  
keep things organized. The dining area is  
practical and inviting, complete with a built-in  
buffet and hutch that adds both charm and  
functionality.

Upstairs, you’ll find four generously sized  
bedrooms, perfect for a growing family or  
home office needs. The primary suite is a true  
retreat, with double doors, a walk-in closet,  
and a spacious ensuite featuring double sinks  
and beautiful natural light.

The fully finished basement adds even more  
flexibility. With its own separate entrance, a  
2-bedroom illegal suite, full kitchen, and  
separate laundry, it’s ideal for extended  
family, guests, or potential rental income.



Outside, the backyard is ready for evenings around the firepit, and when youâ€™re in the mood for lakeside walks or water activities, Chestermere Lake is just minutes away.

Topping it all off is a triple car garage, giving you plenty of room for vehicles, tools, and toys.

A home that offers the space you need, with thoughtful details that make everyday living easier.

Built in 2013

**Essential Information**

MLS® #	A2220596
Price	\$899,542
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,869
Acres	0.10
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	273 Kinniburgh Boulevard W
Subdivision	Kinniburgh
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 0R7

**Amenities**

Parking Spaces	6
----------------	---

Parking	Triple Garage Attached
# of Garages	3

## Interior

Interior Features	Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Garden, Lighting
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	3
Zoning	R-1

## Listing Details

Listing Office	CIR Realty
----------------	------------

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.