

\$989,500 - 332 Kinniburgh Boulevard, Chestermere

MLS® #A2263648

\$989,500

5 Bedroom, 4.00 Bathroom, 2,726 sqft
Residential on 0.12 Acres

Kinniburgh, Chestermere, Alberta

Luxury Walkout Home Backing Onto a Pond
â€” Steps From School, Park & Shops!
Prepare to be impressed by this beautifully designed 2725 SQFT walkout home, perfectly situated on a large lot backing onto a serene pond and lush green path and accross from East Lake School. With a thoughtful layout, elegant finishes, and a family-friendly location, this home strikes the perfect balance between luxury and comfort.

From the moment you walk in, youâ€™™ll notice the attention to detail everywhere â€” from the spacious tiled foyer to the 9-foot knockdown ceilings and rich hardwood floors that flow throughout the main level. French doors open to a bright main floor den, ideal for your home office or study.

At the heart of the home is a chefâ€™™s kitchen designed to impress. Featuring custom two-tone cabinetry, granite countertops, a large central island with seating, and stainless steel appliances, including a gas range and professional hood fan, this kitchen is both beautiful and functional. The glass-front cabinets and walk-in pantry complete the space with flair.

From the dining area, step out onto your massive vinyl deck with glass railings, where you can take in peaceful pond views â€” the perfect setting for morning coffee or sunsets. The stairs lead to a fully landscaped backyard,



offering plenty of space for kids and pets to play.

Upstairs, youâ€™ll find four spacious bedrooms, including a luxurious primary suite with vaulted ceilings and picturesque pond views. The spa-inspired ensuite includes double granite vanities, a large soaker tub, a separate shower, and heated tile floors (also found in every bathroom!). A bonus room and stylish 5-piece main bath complete the upper level â€“ perfect for family movie nights or a homework zone. No carpet anywhere â€“ just elegant hardwood , tile and vinyl plank throughout, combining luxury style with easy upkeep.

The fully finished walkout basement extends your living space with a bright family room, recreation area with a wet bar, 5th bedroom, and full bath â€“ with potential for a 6th bedroom if desired. Oversized windows bring in natural light and connect you to your private backyard retreat.

This home is thoughtfully equipped with energy-efficient solar panels, reducing monthly utility costs while contributing to a more sustainable future. Additional highlights include a finished double garage, and enclosed storage under the deck.

Built in 2010

Essential Information

MLS® #	A2263648
Price	\$989,500
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,726

Acres	0.12
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	332 Kinniburgh Boulevard
Subdivision	Kinniburgh
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 0P4

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), French Door, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Solar Tube(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Walk-Out

Exterior

Exterior Features	BBQ gas line, Other, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot, Creek/River/Stream/Pond, Views
Roof	Asphalt Shingle

Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 11th, 2025
Days on Market	2
Zoning	R-1

Listing Details

Listing Office	Manor Real Estate 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.