

# \$969,000 - 136 Kinniburgh Drive, Chestermere

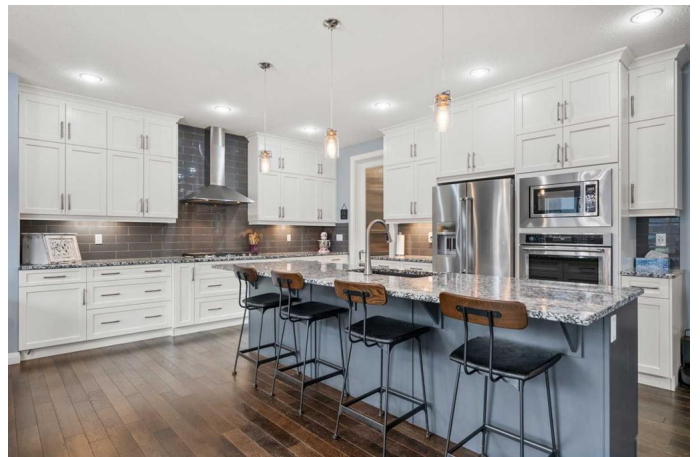
MLS® #A2232363

**\$969,000**

5 Bedroom, 4.00 Bathroom, 2,739 sqft  
Residential on 0.14 Acres

Kinniburgh, Chestermere, Alberta

Welcome to 136 Kinniburgh Drive, Chestermere. Discover this exceptional, move-in-ready home tucked away on a quiet, family-friendly street. Offering approximately 3,768 sq ft of beautifully finished living space, this immaculately maintained property features 5 bedrooms (4 on the upper level), luxurious upgrades, and an amazing layout. As you enter, youâ€™re greeted by a grand foyer with soaring ceilings that immediately create a sense of openness and elegance. Just off the entrance, a versatile office or flex room provides a private, stylish space ideal for working from home, studying, or creative pursuits. At the heart of the home lies a stunning kitchen that blends form and function. Floor-to-ceiling white cabinetry offers exceptional storage, while the oversized ~11-foot stone island serves as a striking centerpieceâ€”ideal for meal prep, casual dining, or entertaining guests. High-end built-in stainless steel appliances, a walk-through pantry with shelving & expansive counter space make this a dream kitchen for any cooking enthusiast. Adjacent to the kitchen, the bright and spacious dining area is surrounded by large windows overlooking the beautifully landscaped backyard. Thereâ€™s ample room for a full-sized dining table, perfect for hosting family dinners or special occasions. This area seamlessly flows into the welcoming family room, featuring custom built-ins and a cozy gas fireplaceâ€”perfect for relaxing at the



end of the day. Rich, dark hardwood flooring runs throughout the main level, adding warmth and elegance. Upstairs, a large bonus room offers extra family space—great for movie nights, playtime, or a second lounge. The upper floor includes four generously sized bedrooms and a conveniently located laundry room. The luxurious primary suite is a true retreat with a spa-inspired 5-piece ensuite featuring dual vanities, a deep soaker tub, and a tiled walk-in shower. A spacious walk-in closet with custom shelving completes the suite. The finished basement impresses with 9-foot ceilings, a fifth bedroom, and a sleek 3-piece bathroom with an oversized walk-in shower—ideal for guests or extended family. Additional finished areas offer endless possibilities: a gym, games room, second office, or media lounge. Large basement windows ensure a bright, comfortable atmosphere. Step outside into a private South exposure backyard oasis with a newly built deck (2024), a pergola, & a gas BBQ hookup, perfect for summer entertaining. Mature landscaping & trees offer beauty and privacy, while the fully fenced yard provides a safe space for kids and pets. A wired shed adds functionality as a workshop, garden space, or retreat. Additional highlights include: Central A/C, heated oversized triple garage with newer epoxy flooring, 9-foot ceilings, elegant 8-foot interior doors, Level 2 EV charger, new hot water tank(2024), & some fresh paint. Located in a sought-after community, enjoy easy access to/biking paths,parks, amenities, and excellent nearby schools. Book your viewing now!

Built in 2014

**Essential Information**

MLS® #	A2232363
Price	\$969,000

Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,739
Acres	0.14
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	136 Kinniburgh Drive
Subdivision	Kinniburgh
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X0T8

### Amenities

Parking Spaces	6
Parking	Driveway, Garage Door Opener, Heated Garage, Oversized, Triple Garage Attached, Insulated
# of Garages	3

### Interior

Interior Features	Bookcases, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Walk-In Closet(s), Stone Counters
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	BBQ gas line, Garden, Private Yard
Lot Description	Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Private, Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 26th, 2025
Days on Market	16
Zoning	R1

**Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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