# \$899,500 - 136 Kinniburgh Drive, Chestermere

MLS® #A2232363

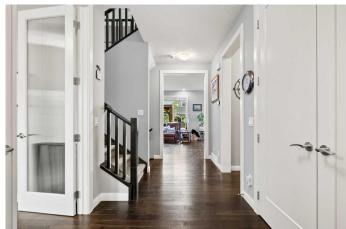
### \$899,500

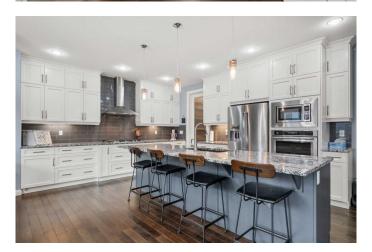
5 Bedroom, 4.00 Bathroom, 2,739 sqft Residential on 0.14 Acres

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, & an amazing layout. As you enter, you're greeted by a grand fover 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. There'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 spaceâ€"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 showerâ€"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 & 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, amenities, and excellent nearby schools.

Built in 2014

#### **Essential Information**

MLS® # A2232363 Price \$899,500

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, Insulated, Oversized,

Triple Garage Attached

# of Garages 3

#### Interior

Interior Features High Ceilings, Kitchen Island, No Smoking Home, Bookcases, Stone

Counters, Central Vacuum, Double Vanity, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Window

Coverings, Central Air Conditioner, Built-In Oven, Gas Stove,

Microwave, Range Hood

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 Fruit Trees/Shrub(s), Front Yard, Lawn, Landscaped, Level, Private,

Treed

Roof Asphalt Shingle

Construction Vinyl Siding, Brick, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 26th, 2025

Days on Market 111
Zoning R1

## **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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