

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

MLS® #A2241951

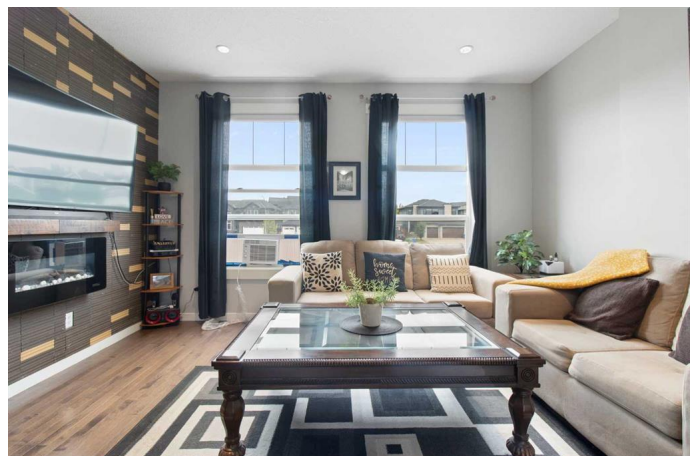
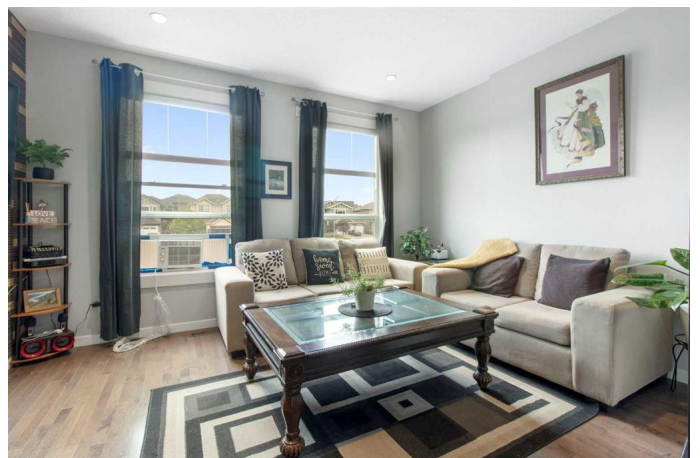
**\$399,900**

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        | Oversized, Single Garage Attached |
| # 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 | 30              |
| Zoning         | R-1             |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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