

# \$809,900 - 409 Kinniburgh Boulevard, Chestermere

MLS® #A2240092

**\$809,900**

5 Bedroom, 4.00 Bathroom, 2,389 sqft

Residential on 0.12 Acres

Kinniburgh, Chestermere, Alberta

Backing on to Green Space | Illegal Basement Suite | Heated Triple Car Garage. 6 Beds, 3.5 Baths | This beautifully upgraded and air-conditioned two-storey home offers over 3,200 sq.ft. of total living space, backing on to green space and including a heated triple attached garage. The main floor features 9-foot ceilings, a formal dining room, and an open-concept kitchen with granite countertops, a large breakfast island, high end stainless steel appliances, and a walk-through pantry connecting to the laundry room. A spacious living room with a cozy fireplace opens through French doors to a large west-facing deck and fully landscaped yard, with a shed and no neighbours behind. Upstairs includes a luxurious primary suite with a spa-like 5-piece ensuite and walk-in closet, three additional bedrooms, and a 4-piece bathroom with dual sinks and granite counters. The fully finished basement offers an illegal basement suite, large windows, a bedroom, a family room with a wine fridge, and a gym. Pride of ownership is evident throughout this exceptional home, ideally located within walking distance to schools, shops, carwash, and Chestermere Lake. Easy access to exits. Call today to book your private tour.

Built in 2012

## Essential Information

MLS® #

A2240092



Price	\$809,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,389
Acres	0.12
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	409 Kinniburgh Boulevard
Subdivision	Kinniburgh
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X0P4

### Amenities

Utilities	Fiber Optics Available
Parking Spaces	6
Parking	Additional Parking, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Off Street, Oversized, Triple Garage Attached, Aggregate, Front Drive
# of Garages	3

### Interior

Interior Features	Bar, Built-in Features, Central Vacuum, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop, Electric Range, Garage Control(s), Humidifier, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Decorative, Family Room, Gas, Stone, Blower Fan, Metal
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	BBQ gas line, Garden, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Garden, Interior Lot, Landscaped, Level, No Neighbours Behind, Rectangular Lot, Street Lighting, Paved
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 30th, 2025
Days on Market	2
Zoning	R-1

## Listing Details

Listing Office	Century 21 Bravo Realty
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