$1,199,900 - 388 Kinniburgh Boulevard, Chestermere

MLS® #A2265735

$1,199,900
6 Bedroom, 4.00 Bathroom, 3,236 sqft
Residential on 0.14 Acres

Kinniburgh, Chestermere, Alberta

This is a wonderful opportunity to own a spacious home in the highly sought-after Kinniburgh community in Chestermere. With over 4,600+ sq ft of living space, a walkout basement, and a warm, inviting layout, this house is ready to become your family's haven. From the moment one steps through the foyer, the home reveals its character. An open, bright ambiance tempered by a gracious 9-foot ceiling and an open-concept layout that softly guides the eye toward generous windows, allowing abundant natural light to wash the interior. The main level elegantly balances reception spaces with everyday livability. A den offers a quiet retreat for study or work, while a half-bath serves guests with discreet practicality. The heart of the home lies in the expansive kitchen, where a substantial island anchors the space, storage is abundant, and quartz countertops gleam beneath a stylish backsplash and contemporary cabinetry. The living and dining areas flow seamlessly from the kitchen, forming an ideal stage for gatherings that feel effortless and intimate in equal measure.
Ascending to the upper level, one discovers a sanctuary of repose. The master bedroom stands as a cavernous retreat, complete with a walk-in closet and a private four-piece ensuite, a haven designed for daily renewal. The level continues with 3 additional well-proportioned bedrooms, a full four-piece bathroom, and a bonus room that offers flexible space for relaxation.. A convenient laundry area

completes this floor, aligning comfort with practicality.
The journey continues downstairs, where the fully finished WALKOUT basement awaits. Here, two more bedrooms, a full kitchen and a full bathroom provide ample accommodation for guests or family members seeking privacy, while a separate side entrance enhances the suiteâ€™s versatility for multi-generational living or rental opportunities.

Built in 2013

Essential Information

MLS® #	A2265735
Price	$1,199,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,236
Acres	0.14
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	388 Kinniburgh Boulevard
Subdivision	Kinniburgh
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 0N3

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front

# of Garages	2

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	None
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 20th, 2025
Zoning	R-1

Listing Details

Listing Office	Century 21 Bamber Realty LTD.

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