

# \$989,500 - 332 Kinniburgh Boulevard, Chestermere

MLS® #A2263648

**\$989,500**

5 Bedroom, 4.00 Bathroom, 2,726 sqft  
Residential on 0.12 Acres

Kinniburgh, Chestermere, Alberta

Luxury Walkout Home Backing Onto a Pond  
â€™ Steps From School, Park & Shops!  
Prepare to be impressed by this beautifully designed 2725 SQFT walkout home, perfectly situated on a large lot backing onto a serene pond and lush green path and accross from East Lake School. With a thoughtful layout, elegant finishes, and a family-friendly location, this home strikes the perfect balance between luxury and comfort.

From the moment you walk in, youâ€™™ll notice the attention to detail everywhere â€™ from the spacious tiled foyer to the 9-foot knockdown ceilings and rich hardwood floors that flow throughout the main level. French doors open to a bright main floor den, ideal for your home office or study.

At the heart of the home is a chefâ€™™s kitchen designed to impress. Featuring custom two-tone cabinetry, granite countertops, a large central island with seating, and stainless steel appliances, including a gas range and professional hood fan, this kitchen is both beautiful and functional. The glass-front cabinets and walk-in pantry complete the space with flair.

From the dining area, step out onto your massive vinyl deck with glass railings, where you can take in peaceful pond views â€™ the perfect setting for morning coffee or sunsets. The stairs lead to a fully landscaped backyard,



offering plenty of space for kids and pets to play.

Upstairs, youâ€™ll find four spacious bedrooms, including a luxurious primary suite with vaulted ceilings and picturesque pond views. The spa-inspired ensuite includes double granite vanities, a large soaker tub, a separate shower, and heated tile floors (also found in every bathroom!). A bonus room and stylish 5-piece main bath complete the upper level â€“ perfect for family movie nights or a homework zone. No carpet anywhere â€“ just elegant hardwood , tile and vinyl plank throughout, combining luxury style with easy upkeep.

The fully finished walkout basement extends your living space with a bright family room, recreation area with a wet bar, 5th bedroom, and full bath â€“ with potential for a 6th bedroom if desired. Oversized windows bring in natural light and connect you to your private backyard retreat.

This home is thoughtfully equipped with energy-efficient solar panels, reducing monthly utility costs while contributing to a more sustainable future. Additional highlights include a finished double garage, and enclosed storage under the deck.

Built in 2010

**Essential Information**

MLS® #	A2263648
Price	\$989,500
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,726

Acres	0.12
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	332 Kinniburgh Boulevard
Subdivision	Kinniburgh
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 0P4

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), French Door, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Solar Tube(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Walk-Out

### **Exterior**

Exterior Features	BBQ gas line, Other, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot, Creek/River/Stream/Pond, Views
Roof	Asphalt Shingle

Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 11th, 2025
Days on Market	1
Zoning	R-1

### **Listing Details**

Listing Office	Manor Real Estate Ltd.
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