

\$739,900 - 136 Kinniburgh Gardens, Chestermere

MLS® #A2248652

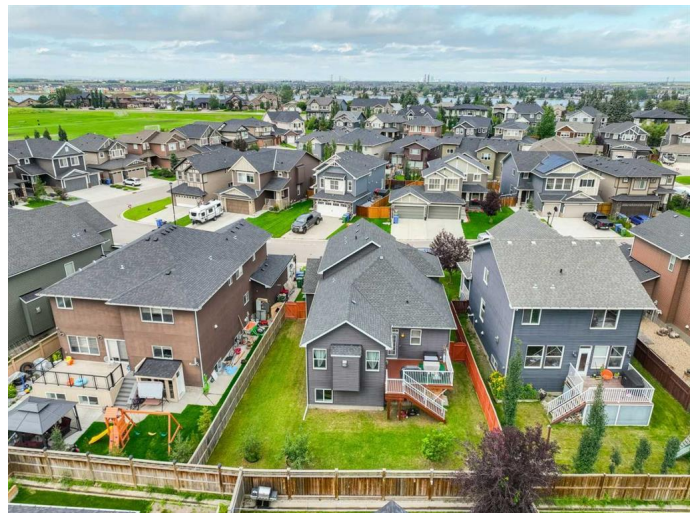
\$739,900

4 Bedroom, 3.00 Bathroom, 1,718 sqft

Residential on 0.13 Acres

Kinniburgh, Chestermere, Alberta

OPEN HOUSE SUNDAY AUGUST 17 12-3PMWelcome to Kinniburgh, where comfort, style, and location meet. Perfectly situated on a quiet street just steps from East Lake Elementary, the walking pond, shopping, and everyday amenities – plus the year-round recreation of Chestermere Lake and the Lakeside Golf Club’s premier 18-hole course. With a quick commute to downtown Calgary, this custom Broadview Homes bi-level sits on a wide lot and offers over 2,800sqft. of beautifully finished living space. The main level showcases timeless hardwood floors, soaring ceilings, and a striking floor-to-ceiling tiled fireplace as the focal point of the open-concept living area. The chef’s kitchen blends style and function with abundant cabinetry, quality finishes, and a seamless flow into the dining space. Two well-sized bedrooms and a full bath on this level create an ideal layout for empty nesters, working professionals, or multi-generational living. Upstairs, the private primary suite is generously sized and designed for comfort, featuring a light-filled loft perfect for a home office, yoga space, or cozy reading nook. The bedroom itself offers plenty of room for a king-sized bed and seating area, while the luxurious 5-piece ensuite boasts double vanities, a deep soaking tub, a separate shower, and a walk-in closet to keep everything organized. The fully developed lower level is designed for both connection and versatility, featuring a spacious family or



games room perfect for movie nights or playtime, an additional bedroom and full bathroom, and generous storage space. Step outside to a well-appointed deck ideal for hosting summer barbecues or evening gatherings. The large backyard offers plenty of space for gardening, play, or relaxation – complete with your own apple tree for fresh fruit in season. A cleverly positioned shed tucked beneath the deck adds discreet extra storage. The oversized 25' x 23' garage is a true standout, with the height and depth to comfortably fit large vehicles, trucks, or SUVs, while still leaving room for tools, toys, and hobbies. At the front of the home, a quaint covered porch invites you to start your mornings with a coffee in hand, a favorite novel on your lap, and a few precious moments of calm before the day begins. This home offers the perfect balance of elegance, practicality, and location – a rare find in one of Chestermere's most sought-after communities.

Built in 2014

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2248652 |
| Price | \$739,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,718 |
| Acres | 0.13 |
| Year Built | 2014 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 136 Kinniburgh Gardens |
| Subdivision | Kinniburgh |
| City | Chestermere |
| County | Chestermere |
| Province | Alberta |
| Postal Code | T1X 0R7 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 5 |
| Parking | Double Garage Attached, Driveway, Front Drive, Oversized |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Tile |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line, Private Yard |
| Lot Description | Back Yard, Fruit Trees/Shrub(s), Landscaped, Level |
| Roof | Asphalt Shingle |
| Construction | Concrete, Stone, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | August 15th, 2025 |
| Days on Market | 1 |
| Zoning | R-1 |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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