

# \$899,500 - 273 Kinniburgh Boulevard W, Chestermere

MLS® #A2240915

**\$899,500**

6 Bedroom, 4.00 Bathroom, 2,869 sqft

Residential on 0.10 Acres

Kinniburgh, Chestermere, Alberta

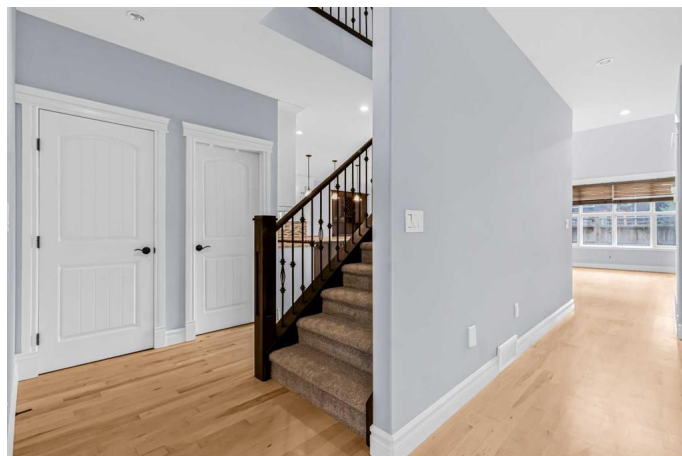
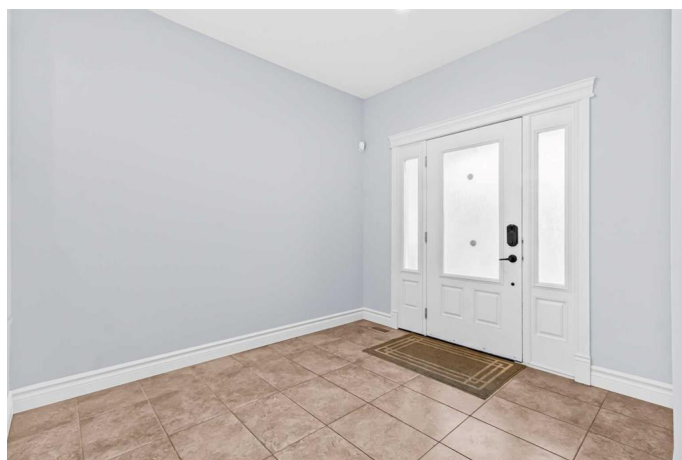
Step into this move in ready, freshly painted beautifully well-lit home featuring a Triple Car attached Garage. With a total of four spacious bedrooms on the upper level, there's plenty of room for the whole family. The main floor boasts an open-concept layout perfect for entertaining an abundance of natural light throughout . With a large kitchen that comes with granite countertops, a huge island for casual meals or entertaining, plenty of cupboards for storage, and a walk-in pantry to keep things organized. The dining area is practical and inviting with a built-in hutch.

Downstairs, you'll find a fully finished basement complete with a separate 2-bedroom illegal suiteâ€”ideal for extended family, guests, or rental income potential. This home offers the perfect balance of comfort, space, and functionality. Don't miss your opportunity to see it!

Built in 2013

## Essential Information

MLS® #	A2240915
Price	\$899,500
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,869



Acres	0.10
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	273 Kinniburgh Boulevard W
Subdivision	Kinniburgh
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 0R7

### **Amenities**

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Garden, Lighting
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame

Foundation                Poured Concrete

**Additional Information**

Date Listed                July 17th, 2025  
Days on Market            1  
Zoning                      R-1

**Listing Details**

Listing Office              CIR Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.