

\$739,900 - 136 Kinniburgh Gardens, Chestermere

MLS® #A2248652

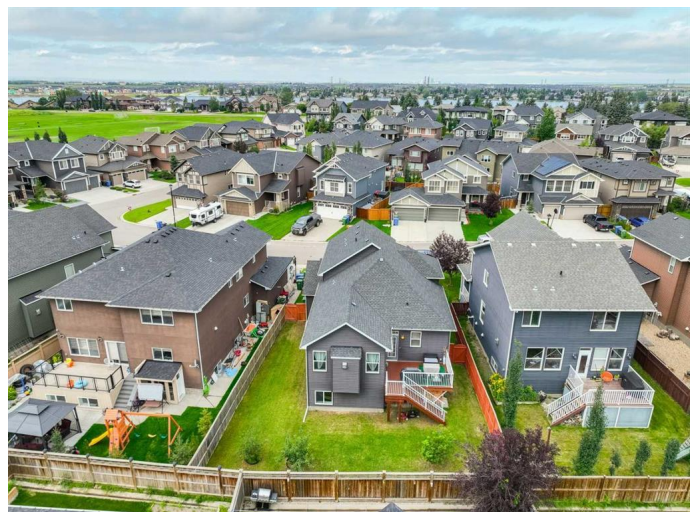
\$739,900

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	14
Zoning	R-!

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.