

273 Kinniburgh Boulevard W
Chestermere, Alberta

MLS # A2220596



\$899,542

Division:	Kinniburgh		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,869 sq.ft.	Age:	2013 (12 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry		
Inclusions:	N/A		

Spacious 6-Bedroom Home with Triple Car Garage & Basement Suite | Chestermere This is a home built for real life — with room for families, guests, hobbies, and more. From the moment you walk in, the sense of space is obvious. The bright main living area is filled with natural light, with soaring 18-foot ceilings and an open-to-below design that keeps everything feeling connected. Whether you’re gathering with friends or enjoying a quiet night in, this is a space that simply works. The kitchen is designed with everyday life in mind. 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, complete with a built-in buffet and hutch that adds both charm and functionality. Upstairs, you’ll find four generously sized bedrooms, perfect for a growing family or home office needs. The primary suite is a true retreat, with double doors, a walk-in closet, and a spacious ensuite featuring double sinks and beautiful natural light. The fully finished basement adds even more flexibility. With its own separate entrance, a 2-bedroom illegal suite, full kitchen, and separate laundry, it’s ideal for extended family, guests, or potential rental income. Outside, the backyard is ready for evenings around the firepit, and when you’re in the mood for lakeside walks or water activities, Chestermere Lake is just minutes away. Topping it all off is a triple car garage, giving you plenty of room for vehicles, tools, and toys. A home that offers the space you need, with thoughtful details that make everyday living easier.