

# \$719,900 - 136 Kinniburgh Gardens, Chestermere

MLS® #A2248652

**\$719,900**

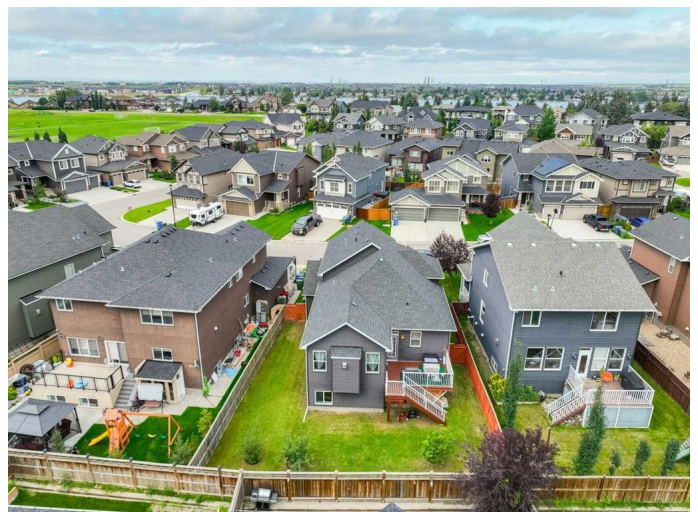
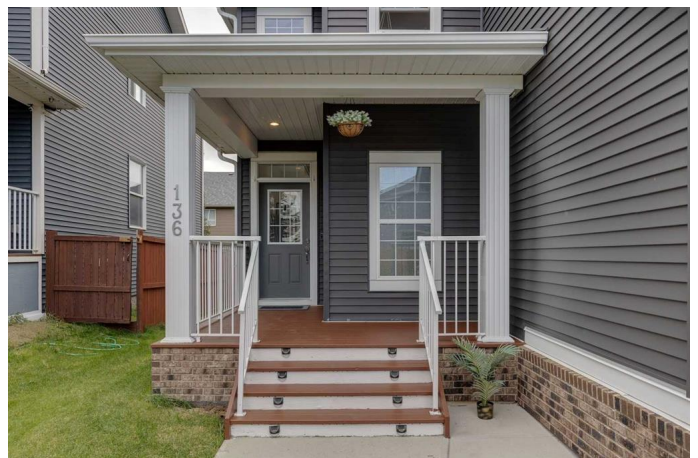
4 Bedroom, 3.00 Bathroom, 1,718 sqft

Residential on 0.13 Acres

Kinniburgh, Chestermere, Alberta

PRICE REDUCED \$20,000! \*\*\*OPEN HOUSE  
SATURDAY SEPTEMBER 13

12-3PM\*\*\*Welcome 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          | \$719,900   |
| 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, Front Drive, Oversized, Driveway |
| # 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 | 27                |
| Zoning         | R-!               |

### **Listing Details**

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

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