

\$600,000 - 259 Kinniburgh Road, Chestermere

MLS® #A2240098

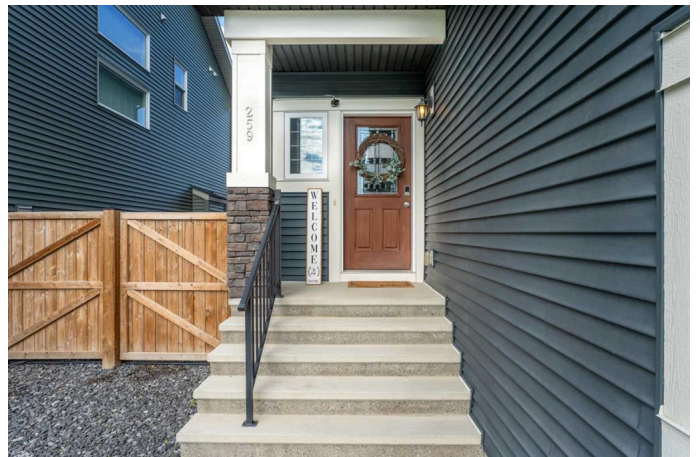
\$600,000

3 Bedroom, 3.00 Bathroom, 2,016 sqft

Residential on 0.09 Acres

Kinniburgh, Chestermere, Alberta

Step inside this beautifully designed 2016 sq ft attached 2-storey home and discover a space that's equal parts functional and stylish. Located in the desirable community of Kinniburgh, this home offers thoughtful details throughout, starting with 9' ceilings, rich engineered hardwood flooring, and a bright open-concept layout that's perfect for both cozy nights in and weekend entertaining. The modern kitchen is a showstopper, complete with quartz countertops, a centre island with a flush eating bar, and a spacious dining area ideal for everything from pancake breakfasts to holiday feasts. The adjoining living room features a corner gas fireplace that adds the perfect touch of warmth and charm, while the convenient main floor laundry keeps chores easy and efficient (because who wants to carry socks upstairs?). Upstairs, the primary bedroom retreat features a vaulted ceiling, tons of natural light, and a spa-inspired 4-piece ensuite with tiled flooring, your own private sanctuary at the end of the day. Two additional bedrooms and a full guest/kids' bathroom offer plenty of space for the whole crew, and the central vaulted bonus room is ideal for movie nights, a playroom, or that home office you've been dreaming of. Outside, the west-facing backyard is ready for sunset watching, BBQ-ing, or just relaxing on your 12x10 deck. Plus, a double attached garage and extra-long driveway mean plenty of space for cars, bikes, scooters, and all the gear that comes with life on the go. This home



is also within walking distance to East Lake School (Kâ€“9), Montessori Academy, local cafes like Waiting Room Coffee, fitness studios, and everyday conveniences. Whether youâ€™re looking for community charm, modern comfort, or a bit of both, this home checks all the boxes. Move-in ready and full of character, itâ€™s the kind of place youâ€™ll want to call home the minute you walk in the door.

Built in 2017

Essential Information

MLS® #	A2240098
Price	\$600,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,016
Acres	0.09
Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	259 Kinniburgh Road
Subdivision	Kinniburgh
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 0Y6

Amenities

Parking Spaces	4
Parking	Double Garage Attached

of Garages 2

Interior

Interior Features High Ceilings, Vaulted Ceiling(s)
Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener
Heating Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Living Room
Has Basement Yes
Basement Full, Unfinished

Exterior

Exterior Features Playground, Private Yard
Lot Description Rectangular Lot
Roof Asphalt Shingle
Construction Stone, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed July 25th, 2025
Days on Market 4
Zoning R-2

Listing Details

Listing Office CIR Realty

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.