

\$399,900 - 44, 248 Kinniburgh Boulevard, Chestermere

MLS® #A2241951

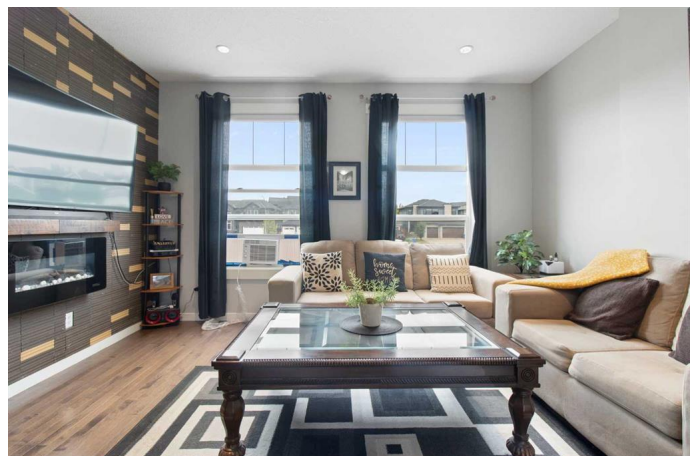
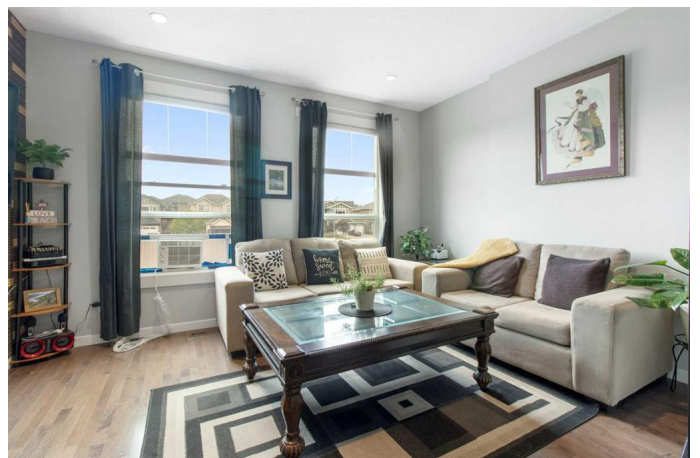
\$399,900

3 Bedroom, 4.00 Bathroom, 1,375 sqft

Residential on 0.00 Acres

Kinniburgh, Chestermere, Alberta

Welcome to this beautifully designed 3-storey townhouse in the highly sought-after Kinniburgh area of Chestermere—where space, style, and convenience meet. This rare gem offers over 3 levels of thoughtfully laid-out living space, featuring 3 bedrooms above grade, each with its own ensuite bathroom—perfect for families, guests, or a home office setup. Enjoy cooking and entertaining in the modern kitchen, complete with granite countertops, stainless steel appliances, and ample cupboard space. The open-concept dining area, sunny nook/den, and spacious living room flow effortlessly together, creating a warm and inviting atmosphere. Hardwood floors, a private balcony, and plenty of storage add both elegance and practicality. Upstairs, you™ll find convenient laundry in the upper hallway, and down below, an oversized single attached garage plus an additional parking stall—a rare bonus! This home also offers a front courtyard/garden area with a sunny southwest exposure. Located just a short stroll to the lake and off-leash area, this home blends lifestyle and location seamlessly. Whether you're upsizing, investing, or looking for your first home—this is one you don™t want to miss.



Built in 2014

Essential Information

MLS® #	A2241951
Price	\$399,900
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,375
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	44, 248 Kinniburgh Boulevard
Subdivision	Kinniburgh
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 0V7

Amenities

Amenities	Parking
Parking Spaces	2
Parking	Oversized, Single Garage Attached
# of Garages	1

Interior

Interior Features	Breakfast Bar, Granite Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	3
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Level, See Remarks
Roof	Asphalt
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 24th, 2025
Days on Market	18
Zoning	R-1

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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.