

\$739,900 - 136 Kinniburgh Gardens, Chestermere

MLS® #A2248652

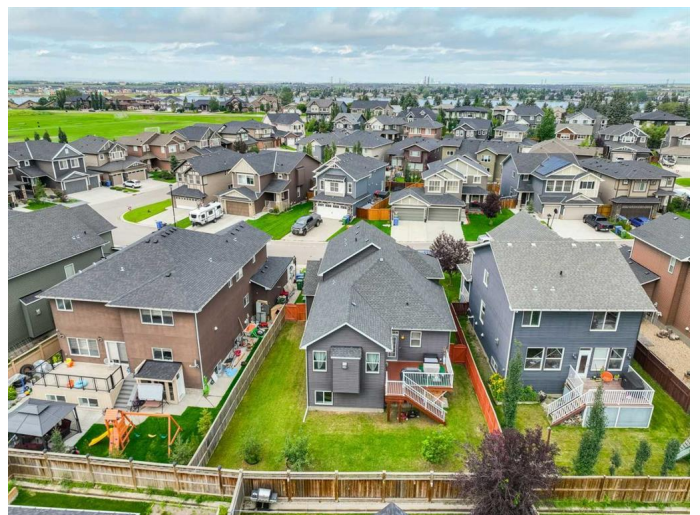
\$739,900

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	1
Zoning	R-1

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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