

# \$899,500 - 136 Kinniburgh Drive, Chestermere

MLS® #A2232363

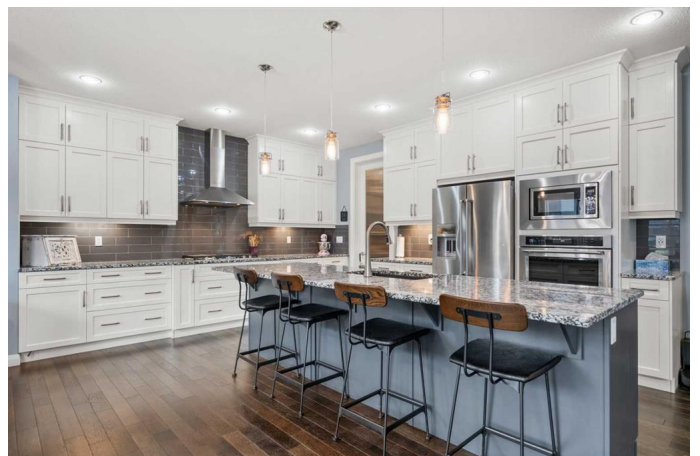
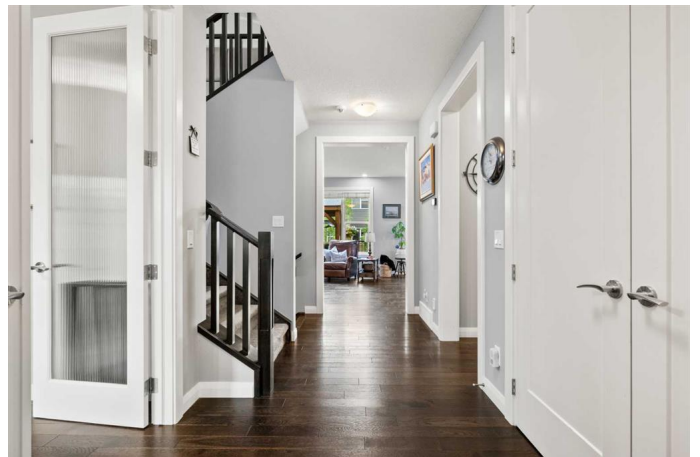
**\$899,500**

5 Bedroom, 4.00 Bathroom, 2,739 sqft

Residential on 0.14 Acres

Kinniburgh, Chestermere, Alberta

Welcome to 136 Kinniburgh Drive, Chestermere. Discover this exceptional, move-in-ready home tucked away on a quiet, family-friendly street. Offering approximately 3,768 sq ft of beautifully finished living space, this immaculately maintained property features 5 bedrooms(4 on the upper level), luxurious upgrades, & an amazing layout. As you enter, youâ€™re greeted by a grand foyer with soaring ceilings that immediately create a sense of openness and elegance. Just off the entrance, a versatile office or flex room provides a private, stylish space ideal for working from home, studying, or creative pursuits. At the heart of the home lies a stunning kitchen that blends form and function. Floor-to-ceiling white cabinetry offers exceptional storage, while the oversized ~11-foot stone island serves as a striking centerpieceâ€”ideal for meal prep, casual dining, or entertaining guests. High-end built-in stainless steel appliances, a walk-through pantry with shelving & expansive counter space make this a dream kitchen for any cooking enthusiast. Adjacent to the kitchen, the bright and spacious dining area is surrounded by large windows overlooking the beautifully landscaped backyard. Thereâ€™s ample room for a full-sized dining table, perfect for hosting family dinners or special occasions. This area seamlessly flows into the welcoming family room, featuring custom built-ins and a cozy gas fireplaceâ€”perfect for relaxing at the end of the day. Rich, dark hardwood flooring



runs throughout the main level, adding warmth and elegance. Upstairs, a large bonus room offers extra family space—great for movie nights, playtime, or a second lounge. The upper floor includes four generously sized bedrooms and a conveniently located laundry room. The luxurious primary suite is a true retreat with a spa-inspired 5-piece ensuite featuring dual vanities, a deep soaker tub, and a tiled walk-in shower. A spacious walk-in closet with custom shelving completes the suite. The finished basement impresses with 9-foot ceilings, a fifth bedroom, and a sleek 3-piece bathroom with an oversized walk-in shower—ideal for guests or extended family. Additional finished areas offer endless possibilities: a gym, games room, second office, or media lounge. Large basement windows ensure a bright, comfortable atmosphere. Step outside into a private South exposure backyard oasis with a newly built deck(2024), a pergola, & a gas BBQ hookup, perfect for summer entertaining. Mature landscaping & trees offer beauty and privacy, while the fully fenced yard provides a safe space for kids & pets. A wired shed adds functionality as a workshop, garden space, or retreat. Additional highlights include: Central A/C, heated oversized triple garage with newer epoxy flooring, 9-foot ceilings, elegant 8-foot interior doors, Level 2 EV charger, new hot water tank(2024), & some fresh paint. Located in a sought-after community, enjoy easy access to/biking paths, amenities, and excellent nearby schools.

Built in 2014

**Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | A2232363  |
| Price    | \$899,500 |
| Bedrooms | 5         |

|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,739       |
| Acres          | 0.14        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 136 Kinniburgh Drive |
| Subdivision | Kinniburgh           |
| City        | Chestermere          |
| County      | Chestermere          |
| Province    | Alberta              |
| Postal Code | T1X0T8               |

### Amenities

|                |                                                                                           |
|----------------|-------------------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                                         |
| Parking        | Driveway, Garage Door Opener, Heated Garage, Insulated, Oversized, Triple Garage Attached |
| # of Garages   | 3                                                                                         |

### Interior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Walk-In Closet(s), Bookcases, Stone Counters, Central Vacuum                            |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Central Air Conditioner, Built-In Oven, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                                |
| Cooling           | Central Air                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                                                      |
| Fireplaces        | Gas                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                    |
| Basement          | Finished, Full                                                                                                                                         |

### Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Garden, Private Yard                                        |
| Lot Description   | Landscaped, Lawn, Fruit Trees/Shrub(s), Front Yard, Level, Private, Treed |
| Roof              | Asphalt Shingle                                                           |
| Construction      | Brick, Vinyl Siding, Wood Frame                                           |
| Foundation        | Poured Concrete                                                           |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 134             |
| Zoning         | R1              |

### **Listing Details**

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

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