

# \$399,900 - 38, 248 Kinniburgh Boulevard, Chestermere

MLS® #A2197295

**\$399,900**

2 Bedroom, 3.00 Bathroom, 1,383 sqft  
Residential on 0.00 Acres

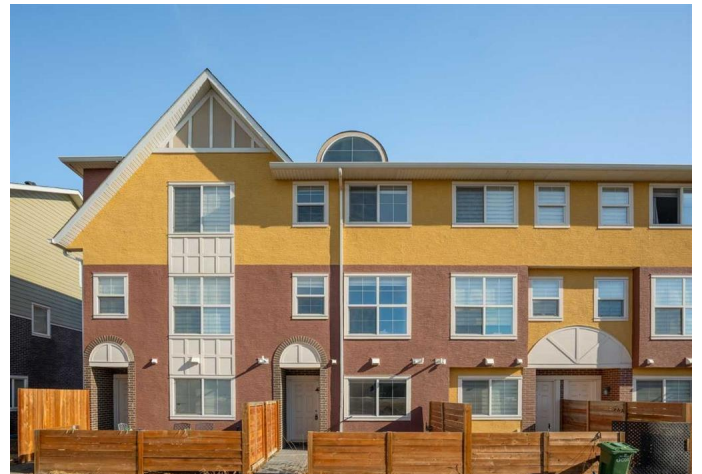
Kinniburgh, Chestermere, Alberta

Welcome to this stunning 2-bedroom, 2.5-bathroom home in the highly desirable Kinniburgh community of Chestermere, AB! Perfectly located near Lake Chestermere, this home offers a modern open-concept layout, ideal for entertaining and everyday living. Recently freshly painted, the bright and inviting interior creates a warm and welcoming atmosphere. The main floor office is a fantastic bonus, offering flexibility as a third bedroom or a quiet workspace. With an attached garage, you™ have the convenience of parking and extra storage year-round. Nestled in an excellent neighbourhood, this home is just minutes from parks, schools, and shopping, making it the perfect place for families and professionals alike. Plus, enjoy the beauty of lakeside living with easy access to walking trails, outdoor activities, and everything Chestermere has to offer. Don™ miss out on this incredible opportunity™ schedule your showing today!

Built in 2014

## Essential Information

MLS® #	A2197295
Price	\$399,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,383
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	38, 248 Kinniburgh Boulevard
Subdivision	Kinniburgh
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 0P4

### **Amenities**

Amenities	Parking
Parking Spaces	1
Parking	Single Garage Attached, Additional Parking
# of Garages	1

### **Interior**

Interior Features	Granite Counters, Kitchen Island, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Balcony
Lot Description	Level
Roof	Asphalt Shingle
Construction	Brick
Foundation	None

### **Additional Information**

Date Listed	February 26th, 2025
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Days on Market 36  
Zoning R-1

### **Listing Details**

Listing Office eXp Realty

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