

\$1,275,000 - 325 325 Kinniburgh, Chestermere

MLS® #A2251506

\$1,275,000

5 Bedroom, 4.00 Bathroom, 2,590 sqft

Residential on 0.25 Acres

Kinniburgh, Chestermere, Alberta

Step into this beautifully designed home through a bright and inviting foyer, featuring modern light fixtures and ample closet space—setting the stage for the sophistication found throughout this SOLAR POWERED home.

Just off the main entry, you'll find a well-appointed half bath and a versatile flex room—ideal as a home office, playroom, or guest suite.

The open-concept main living area is designed for both entertaining and everyday comfort. The spacious family room flows seamlessly into the dining area and showstopping kitchen, all framed by large windows that capture stunning prairie views.

The gourmet kitchen features dual ovens, a 5-burner gas cooktop, sleek countertops, elegant backsplash, and ample prep and storage space. A dedicated nook offers the perfect setup for a coffee bar or extra appliances. A gas line is ready for outdoor grilling on the upper deck, which includes a retractable awning for shade and comfort.

Off the kitchen, a large mudroom with custom built-ins leads to a generous 3-car garage—keeping life organized and efficient.

Upstairs, you'll find four bright and spacious bedrooms. One includes a built-in



Murphy bed for added flexibility. A vaulted-ceiling bonus room provides the perfect space for movie nights, gaming, or a quiet retreat.

The luxurious primary suite overlooks uninterrupted prairie views with no rear neighbors. The spa-inspired ensuite features a soaking tub, dual vanities, a large glass shower, and tile finishes. A massive walk-through closet connects directly to the upstairs laundry room for maximum convenience.

The finished lower level has been extensively renovated to add a fully legalized in-law suite that expands your living space with a cozy sitting area and fireplace, a second kitchenâ€”ideal for multi-generational living or guestsâ€”a large bedroom, and a full bathroom with custom walk-in closet. A second laundry area with stacked washer and dryer adds extra practicality.

In-ceiling speakers throughout the home and outdoor areas create the perfect ambiance for entertaining. Step out onto the beautifully landscaped yard, complete with irrigation system and four raised garden beds. Five unique outdoor seating areas, including a fire pit space, make this backyard ideal for gatherings, relaxing, or play.

A charming playhouse and hot tub (both negotiable) offer even more ways to enjoy this incredible outdoor retreat.

This exceptional home combines thoughtful design, high-end finishes, and unmatched comfortâ€”inside and out. Come experience the perfect blend of elegance, space, and functionality.

Built in 2017

Essential Information

MLS® #	A2251506
Price	\$1,275,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,590
Acres	0.25
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	325 325 Kinniburgh
Subdivision	Kinniburgh
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 0Y7

Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Crown Molding, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Washer, Window Coverings, Double Oven, Gas Cooktop
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1



Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	Awning(s), BBQ gas line, Fire Pit, Garden
Lot Description	Cul-De-Sac, Irregular Lot, Lawn, No Neighbours Behind, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

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

Listing Details

Listing Office	Real Broker
----------------	-------------

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.