

\$1,079,900 - 223 Kinniburgh Loop, Chestermere

MLS® #A2190303

\$1,079,900

4 Bedroom, 4.00 Bathroom, 3,281 sqft
Residential on 0.11 Acres

Kinniburgh, Chestermere, Alberta

AMAZING OPTION FOR YOU - BUILDER WILLING TO BUILD A LEGAL SUITE W 2 BEDS & 1 FULL BATH (COST TO BE DETERMINED BASED ON REQUIREMENTS & LEGAL SUITE DEVELOPMENT IS SUBJECT TO CITY APPROVAL) - OVER 3200 SQFT, BRAND NEW HOME, TRIPLE ATTACHED GARAGE, 5 BEDROOMS, 4 BATHROOMS, SIDE ENTRANCE TO BASEMENT - ELEGANT DESIGN AND MODERN FINISHING - This home in Kinniburgh is perfect for a large family and offers the convenience of being close to shops, schools, the lake and all that Chestermere has to offer. Walking in to your home you are greeted with a large foyer and storage space. A hallway connects a den (that can be used as a bedroom), and bathroom to the rest of the main living space. The TRIPLE ATTACHED GARAGE, opens into a mud room and SPICE KITCHEN which allows you to keep your home in pristine condition. The kitchen is a chef's dream with built in STAINLESS STEEL appliances, a large island and beautiful wood finished cabinets. A large living room is warmed with a TILE FACED FIREPLACE, and this space opens onto your DECK. The second floor boasts 4 bedrooms and 3 bathrooms. Including 1 primary ensuite with and expansive 5PC bathroom and a large walk in closet. This bathroom has a full size soak tub and dual vanities. Another bedroom is complete with an ensuite bathroom and walk in closet. 2 other bedrooms and 1 bathroom,



laundry and a large family room complete this floor. Welcome to your home! Please note that front landscaping and finishing will be done including a tree. Option for the builder to develop the basement already includes SIDE ENTRANCE. Interior pictures are from another home built by the builder.

Built in 2024

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2190303 |
| Price | \$1,079,900 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 3,281 |
| Acres | 0.11 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 223 Kinniburgh Loop |
| Subdivision | Kinniburgh |
| City | Chestermere |
| County | Chestermere |
| Province | Alberta |
| Postal Code | T1X 2S7 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 5 |
| Parking | Triple Garage Attached |
| # of Garages | 3 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Double Vanity, Kitchen Island, Soaking Tub, Walk-In |
|-------------------|--|

| | |
|-----------------|---|
| | Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Range, Microwave, Range Hood, See Remarks, Washer, Built-In Oven, Gas Cooktop |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Full, Unfinished, Exterior Entry |

Exterior

| | |
|-------------------|--|
| Exterior Features | Other |
| Lot Description | Low Maintenance Landscape, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Composite Siding, Stone, Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 5th, 2025 |
| Days on Market | 13 |
| Zoning | R-1 |

Listing Details

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

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