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

MLS® #A2190303

## \$1,079,900

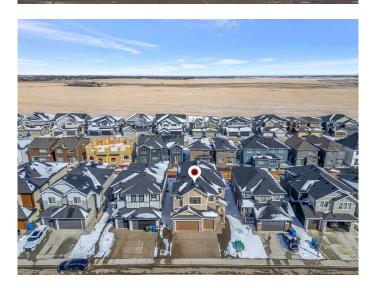
4 Bedroom, 4.00 Bathroom, 3,281 sqft Residential on 0.11 Acres

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 16
Zoning R-1

## **Listing Details**

Listing Office Real Broker

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