$1,048,800 - 223 Kinniburgh Loop, Chestermere

MLS® #A2230950

$1,048,800
4 Bedroom, 4.00 Bathroom, 3,281 sqft
Residential on 0.11 Acres

Kinniburgh South, 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® #	A2230950
Price	$1,048,800
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 South
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	Built-In Oven, Dishwasher, Dryer, Electric Range, Gas Cooktop, Microwave, Range Hood, See Remarks, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

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	June 13th, 2025
Days on Market	2
Zoning	R-1

Listing Details

Listing Office	Real Broker

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