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

MLS® #A2230950

## \$1,048,800

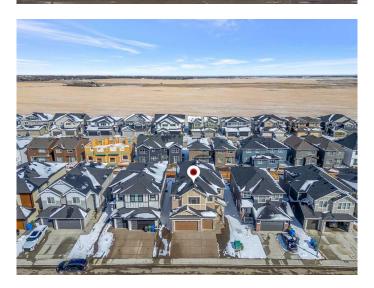
4 Bedroom, 4.00 Bathroom, 3,281 sqft Residential on 0.11 Acres

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 96 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.