

# \$1,059,900 - 223 Kinniburgh Loop, Chestermere

MLS® #A2225185

**\$1,059,900**

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® #	A2225185
Price	\$1,059,900
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	Kitchen Island, Soaking Tub, Walk-In Closet(s), Built-in Features, Double
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	Vanity
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Washer, Built-In Oven, Gas Cooktop, See Remarks
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	Stucco, Composite Siding, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	May 27th, 2025
Days on Market	11
Zoning	R-1

## Listing Details

Listing Office	Real Broker
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