

# \$1,199,900 - 214 Kinniburgh Loop, Chestermere

MLS® #A2191811

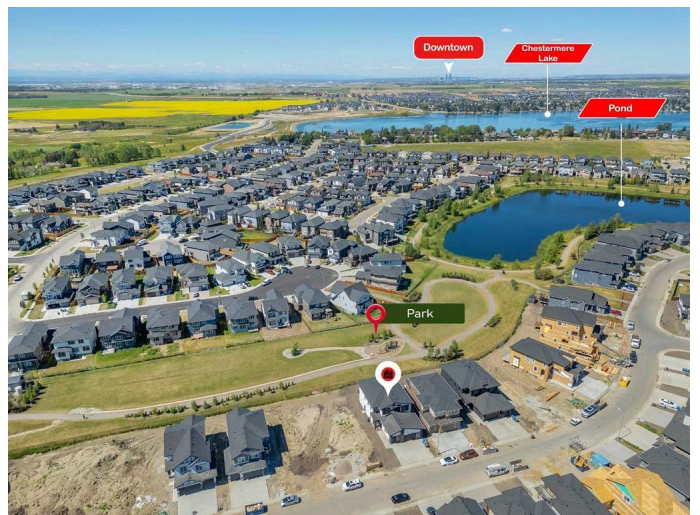
**\$1,199,900**

6 Bedroom, 5.00 Bathroom, 3,035 sqft

Residential on 0.12 Acres

Kinniburgh, Chestermere, Alberta

NEWER HOME BACKING ONTO PARK/GREEN SPACE & CLOSE TO A POND - OVER 4300 SQ FT OF LUXURIOUS LIVING SPACE W 6 BEDROOMS (2 MASTERS AND POTENTIAL FOR 7TH BEDROOM) & 5 FULL BATHS - SPICE KITCHEN & BUTLER PANTRY - FULLY FINISHED BASEMENT WITH SEPARATE ENTRANCE - SPACIOUS TRIPLE GARAGE - CENTRAL A/C - LOADED WITH UPGRADES: HEATED FLOOR IN MAIN FLOOR & MASTER WASHROOM - HEATED MIRRORS IN ALL WASHROOMS - WATER FILTER SYSTEM SUPPLYING ALL TAPS IN THE HOME - UPGRADED CLOSETS - UPGRADED APPLIANCE PACKAGE (Wi-Fi and remote area operating appliances from the phone app) - ALARM SYSTEM INSTALLED & CAMERAS IN THE PROCESS OF BEING INSTALLED - 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. Main floor offers a living room (can be used as 2nd dining), office (THAT CAN BE USED AS 7TH BEDROOM FOR FAMILIES WITH ELDERLY INDIVIDUALS), FULL BATH, family room with fireplace, dining with access to your patio and most importantly - YOUR KITCHEN THAT IS FULLY EQUIPPED WITH A BRAND NEW APPLIANCES, BUTLER PANTRY & SPICE KITCHEN! Usage of living space on the upper level is immaculate, featuring a bonus room, 4 spacious bedrooms and 3 FULL baths! Of the



4 bedrooms, THERE ARE 2 MASTERS WITH THEIR OWN ENSUITES & W.I.C! The GRAND MASTER however, boasts a 5 PC ENSUITE W STEAM SHOWER, WELL SIZED W.I.C & TRAY CEILINGS! The laundry feature is conveniently located on the upper level! The FULLY FINISHED BASEMENT boasts a REC ROOM W WET BAR, 2 bedrooms and FULL bath. THE SEPARATE ENTRANCE AND LAYOUT OF THE BASEMENT IS IDEAL FOR BUILDING/DEVELOPING A LEGAL/ILLEGAL SUITE (SUBJECT TO CITY APPROVAL)! Landscaping is already done with Aspen trees at the backyard and front as well!! This home is loaded with awesome features and in a solid location (super easy access to Glenmore Trail & 16th Ave NE) - Call your favorite realtor for a viewing today!

Built in 2024

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2191811    |
| Price          | \$1,199,900 |
| Bedrooms       | 6           |
| Bathrooms      | 5.00        |
| Full Baths     | 5           |
| Square Footage | 3,035       |
| Acres          | 0.12        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 214 Kinniburgh Loop |
| Subdivision | Kinniburgh          |
| City        | Chestermere         |
| County      | Chestermere         |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T1X 2S7 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Tray Ceiling(s), Wet Bar |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Gas Range, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Electric Cooktop              |
| Heating           | Forced Air                                                                                                                          |
| Cooling           | Central Air                                                                                                                         |
| Fireplace         | Yes                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                   |
| Fireplaces        | Gas                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Exterior Entry, Finished, Full                                                                                                      |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Other                                         |
| Lot Description   | Backs on to Park/Green Space, Rectangular Lot |
| Roof              | Asphalt Shingle                               |
| Construction      | Stone, Vinyl Siding, Wood Frame               |
| Foundation        | Poured Concrete                               |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 3rd, 2025 |
| Days on Market | 75                 |
| Zoning         | R-1                |

### Listing Details

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

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