

# \$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	73
Zoning	R-1

### Listing Details

Listing Office	Real Broker
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