

# \$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 61  
Zoning R-1

### Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.