

223 Kinniburgh Loop  
Chestermere, Alberta

MLS # A2297484



## \$988,800

<b>Division:</b>	Kinniburgh South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,281 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Stucco	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Kitchen Island, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Dishwasher, Range Hood

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) - 10' CEILINGS ON MAIN FLOOR AND 9' ON UPPER FLOOR AND BASEMENT!!! OVER 3200 SQFT, BRAND NEW HOME, TRIPLE ATTACHED GARAGE, 5 BEDROOMS, 3.5 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.