

# \$819,900 - 226 Kinniburgh Loop, Chestermere

MLS® #A2157066

**\$819,900**

4 Bedroom, 4.00 Bathroom, 2,490 sqft  
Residential on 0.12 Acres

Kinniburgh, Chestermere, Alberta

BRAND NEW HOME | OVER 2400 SQFT ABOVE GRADE | 4 BEDROOMS (2 masters with own ensuites) | 3.5 BATHROOMS | TRIPLE GARAGE| SIDE ENTRANCE | BACKS ONTO A GREEN SPACE | WEST FACING BACKYARD | WALKING DISTANCE TO EAST LAKE SCHOOL (K-6). Welcome to Your Dream Home! Be the First to Own this Gorgeous, BRAND NEW 2024 Residence! This never-occupied beauty boasts over 2,400 sq ft of contemporary elegance and is perfectly nestled on a peaceful street, offering a serene retreat from the hustle and bustle. As you enter, youâ€™ll be greeted by a stunning foyer leading to a versatile DEN/OFFICE space thatâ€™s ideal for work, study, or can easily transform into an extra bedroom. A convenient 2-pc washroom adds to the functionality of this beautiful home. The expansive open-concept main floor showcases a magnificent CHEFâ€™S KITCHEN, featuring elegant built-in stainless steel appliances, luxurious quartz countertops, a spacious walk-in pantry, and sleek cabinets providing ample storage for all your culinary tools. The dining and living areas are flooded with natural light from large windows and are further enhanced by a cozy gas fireplace framed with stylish tile, creating the perfect ambiance for entertaining or relaxing. Upstairs, youâ€™ll find 4 generously sized bedrooms and 3 stylish bathrooms. The primary suite is a true sanctuary, complete with a lavish ensuite featuring a shower, tub, double vanity, and an



expansive walk-in closet. A bonus room and a practical laundry room add convenience to this level. Step outside to your private deck and enjoy the peaceful views of green space, with scenic walking paths just steps away for leisurely strolls. The 3-car attached garage leads into a functional mudroom, and an unfinished basement with a separate side entrance provides exciting future potential. Located in the highly desirable Kinniburgh community, this residence seamlessly blends practicality with sophisticated design. Don't miss your chance to secure this incredible opportunity in a vibrant neighborhood that offers all the amenities Chestermere has to offer. Schedule your viewing today and step into the next chapter of your life in this exceptional home!

Built in 2024

### **Essential Information**

MLS® #	A2157066
Price	\$819,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,490
Acres	0.12
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	226 Kinniburgh Loop
Subdivision	Kinniburgh
City	Chestermere

County	Chestermere
Province	Alberta
Postal Code	T1X2S7

### **Amenities**

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Double Vanity, High Ceilings, No Animal Home, Separate Entrance, Sump Pump(s)
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Exterior Entry, Unfinished, Walk-Up To Grade

### **Exterior**

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 31st, 2024
Days on Market	194
Zoning	R-1

### **Listing Details**

Listing Office	Diamond Realty & Associates LTD.
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