

203 KINNIBURGH Loop, Chestermere T1X 2S7

Sewer:

Ext Feat:

MLS®#: A2171696 Area: Kinniburgh Listing 10/09/24 List Price: **\$849,900**

Status: **Active** Chestermere County: Change: -\$20k, 15-Nov Association: Fort McMurray

Date:

Equipment, Fireplace(s), Forced Air, Natural Gas

General Information

Prop Type: Sub Type: Detached City/Town: Chestermere

Year Built: 2024 Lot Information

Lot Sz Ar: Lot Shape: Residential

Finished Floor Area Abv Saft:

Low Sqft:

5,271 sqft Ttl Saft: 2.312

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

2,312

73

Ttl Park: 6 3 Garage Sz:

4 (4)

3.0 (3 0)

2 Storey

Access:

Lot Feat: **Back Yard, Front Yard, Street Lighting** Park Feat:

Driveway, Garage Door Opener, Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle** Construction:

ENERGY STAR Qualified Concrete, Manufactured Floor Joist, Vinyl Heating:

Siding, Wood Frame

Flooring: BBQ gas line, Lighting, Private Entrance

Carpet, Vinyl Plank Water Source: Fnd/Bsmt:

Poured Concrete Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator

Kitchen Appl: Int Feat: Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open

Floorplan, Pantry, Quartz Counters, Smart Home, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Utilities:

Room Information

Room <u>Level</u> **Dimensions** <u>Level</u> **Dimensions** <u>Room</u> Family Room Main 15`0" x 12`1" **Dining Room** Main 9`8" x 12`0" Bedroom Main 9'0" x 9'5" Kitchen Main 11`0" x 13`3" 3pc Ensuite bath 8'10" x 5'0" **Mud Room** 12`10" x 4`9" Main Main **Bedroom - Primary** Second 12`7" x 14`0" 5pc Ensuite bath Second 12`3" x 10`1" Walk-In Closet Second 6`9" x 8`4" **Bedroom** Second 12`8" x 10`0"

 Bedroom
 Second
 11`0" x 9`4"
 4pc Bathroom
 Second
 8`1" x 8`10"

 Laundry
 Second
 6`0" x 5`6"
 Bonus Room
 Second
 12`4" x 9`4"

 Legal/Tax/Financial

Title: Zoning: Fee Simple R1

Legal Desc: **221 1697**

Remarks

Pub Rmks:

Welcome to 203 Kinniburgh Loop, a beautifully designed 4-bedroom, 3-bathroom home on an oversized pie lot. This home is built by the renowned Golden Homes, a five-star builder celebrated for exceptional quality and craftsmanship. This stunning property offers a perfect blend of modern time-less pallet and thoughtful design features for comfortable living in one of Chestermere's most sought-after neighborhoods. The home boasts an impressive open-to-below layout that creates a grand, airy feel as you enter the home. A main floor bedroom and full bathroom provide convenience and flexibility, perfect for hosting guests or accommodating multi-generational living. The triple car garage offers plenty of space for vehicles and storage, with the added convenience of a side entrance. Inside, the home features 9-foot ceilings on both the main floor and in the basement, enhancing the spacious feel. The kitchen is outfitted with high-end cabinetry that extends to the ceiling, gas range, spindle railings and a Gas Fireplace. This home also features triple-pane windows, built-in MDF shelves throughout, separate entrance, Quartz counters and more. The luxurious master suite offers a serene retreat, complete with a free-standing tub, double vanity closed off toilet and glass free standing shower offers a retreat for all who enter. Designed with energy efficiency and future readiness in mind, the home comes with a solar panel rough-in and gas lines for the BBQ and garage heater locations, making outdoor entertaining and future upgrades effortless. With its thoughtful design and Golden Homes' attention to detail, 203 Kinniburgh Loop offers everything a family could want.

Inclusions: N

Property Listed By: Real Estate Professionals Inc.

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