



THE
A-TEAM

**RE/MAX
FIRST**

203 KINNIBURGH Loop, Chestermere T1X 2S7

MLS® #: **A2171696**

Area: **Kinniburgh**

Listing Date: **10/09/24**

List Price: **\$849,900**

Status: **Active**

County: **Chestermere**

Change: **-\$20k, 15-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2024**

Finished Floor Area
Abv Sqft: **2,312**
Low Sqft:
Ttl Sqft: **2,312**

Lot Information

Lot Sz Ar: **5,271 sqft**
Lot Shape:

DOM

42
Layout
Beds: **4 (4)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Front Yard,Street Lighting**
Park Feat: **Driveway,Garage Door Opener,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **ENERGY STAR Qualified Equipment,Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Lighting,Private Entrance**

Construction: **Concrete,Manufactured Floor Joist,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator**
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	Level	Dimensions	Room	Level	Dimensions
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	Main	8`10" x 5`0"	Mud Room	Main	12`10" x 4`9"
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: **Fee Simple**
 Legal Desc: **221 1697**

Zoning: **R1**

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/A**
 Property Listed By: **Real Estate Professionals Inc.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











