



THE
A-TEAM

**RE/MAX
FIRST**

230 KINNIBURGH Loop, Chestermere T1X 2S7

MLS®#: **A2175725** Area: **Kinniburgh** Listing Date: **10/27/24** List Price: **\$910,000**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **5,334 sqft**
 Lot Shape:

DOM

87
Layout
 Beds: **5 (5)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Rectangular Lot**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco**
 Heating: **Central** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Garage Control(s),Microwave,Range Hood**
 Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Pantry,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`5" x 5`3"	Bedroom	Main	8`11" x 11`10"
Dining Room	Main	13`5" x 8`10"	Kitchen	Main	13`5" x 12`7"
Living Room	Main	15`0" x 17`10"	Mud Room	Main	5`3" x 8`0"
Bedroom	Second	12`5" x 17`10"	Bedroom	Second	11`9" x 15`10"
Bedroom	Second	12`4" x 8`10"	Bedroom - Primary	Second	16`8" x 17`10"
5pc Ensuite bath	Second	11`5" x 8`6"	4pc Ensuite bath	Second	8`2" x 5`6"
4pc Bathroom	Second	9`3" x 4`11"	Family Room	Second	15`9" x 13`2"

Laundry

Second

5`2" x 8`11"

Walk-In Closet
Legal/Tax/Financial

Second

11`5" x 5`10"

Title:
Fee Simple
Legal Desc:

2211697

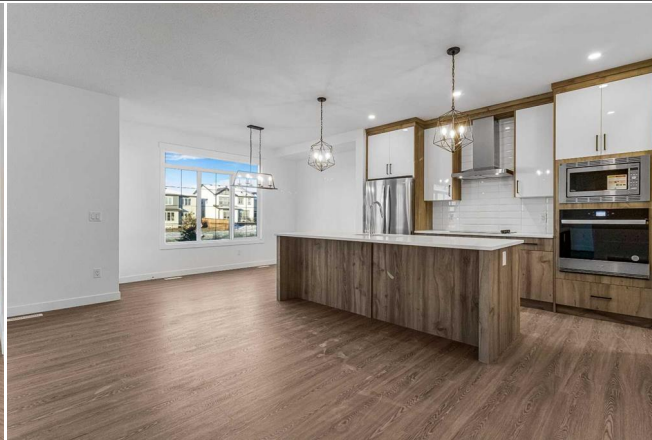
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RC1

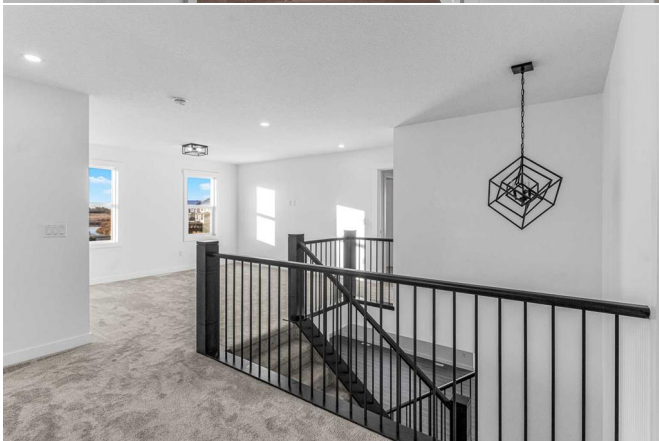
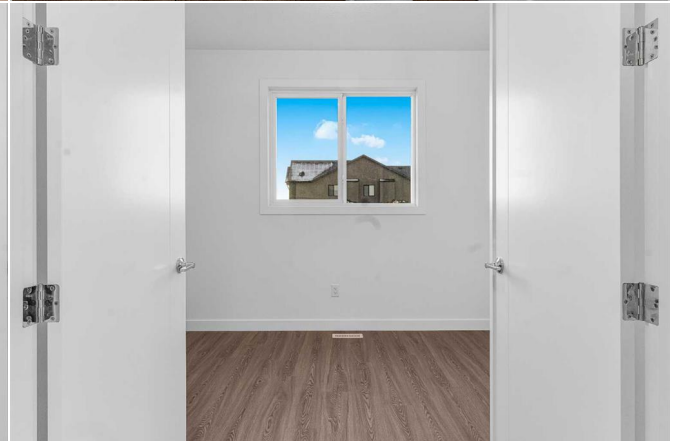
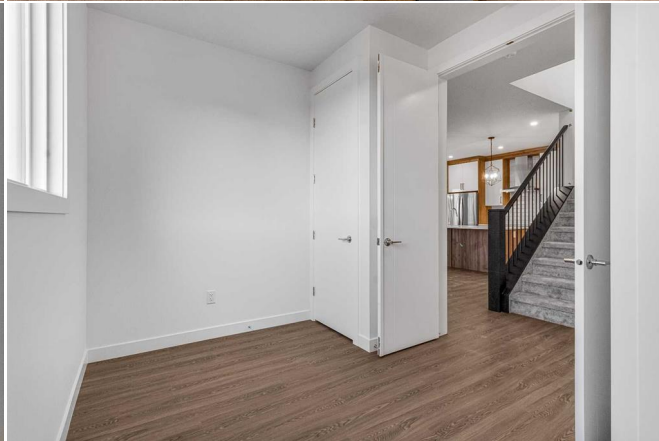
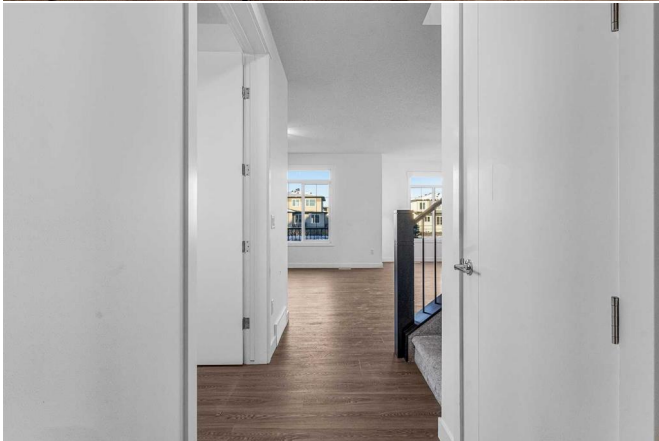
Remarks

Pub Rmks: **Stunning Brand New 2613 sqft, 5 bed, 4 bath home on a premium green space lot! Triple car insulated garage, abundant natural light throughout. East-facing front & west-facing backyard backing onto serene park & pond views. MAIN FLOOR features: bedroom & FULL BATH, living area with gas fireplace, GOURMET KITCHEN with large centre island & built-in appliances. SECOND FLOOR boasts: Family room, two master suites & 4 spacious bedrooms. Unfinished basement with separate walk-up entrance, 4 egress windows & high ceilings - endless possibilities! Massive backyard with 35.76' depth. Refer to Plot Plan in the supplements. Walking distance to schools & shopping. A rare find - don't miss out! Call to schedule a showing today!**

Inclusions:
Property Listed By: **NA**
eXp Realty

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









230 Kinniburgh Loop, Calgary, AB

Basement (Below Grade) Exterior Area 995.09 sq ft
Interior Area 923.71 sq ft



0 3 6 ft

PREPARED: 2024/10/24

While regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

230 Kinniburgh Loop, Calgary, AB

1st Floor Exterior Area 1538.37 sq ft
Interior Area 1461.48 sq ft



0 4 8 ft

PREPARED: 2024/10/24

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230 Kinniburgh Loop, Calgary, AB

Main Floor Exterior Area 1077.31 sq ft
Interior Area 1002.88 sq ft
Excluded Area 702.68 sq ft



0 5 10 ft

PREPARED: 2024/10/24

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