



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

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

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**

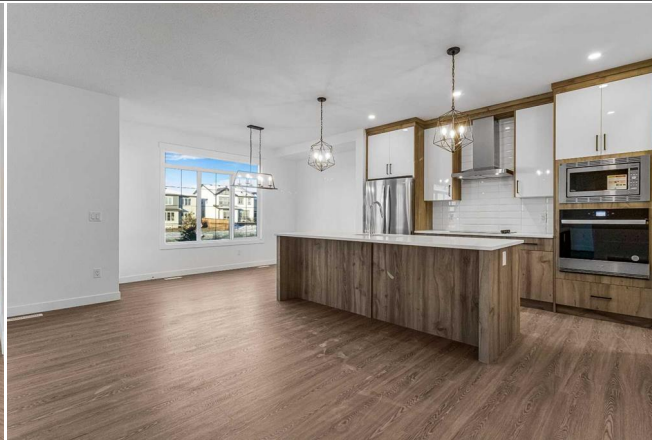
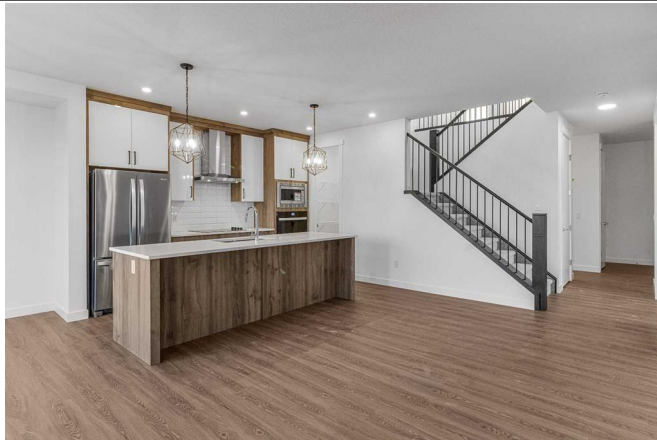
Zoning:  
**RC1**

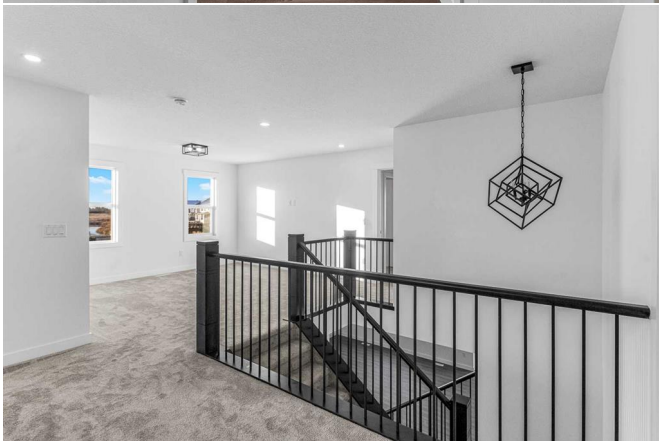
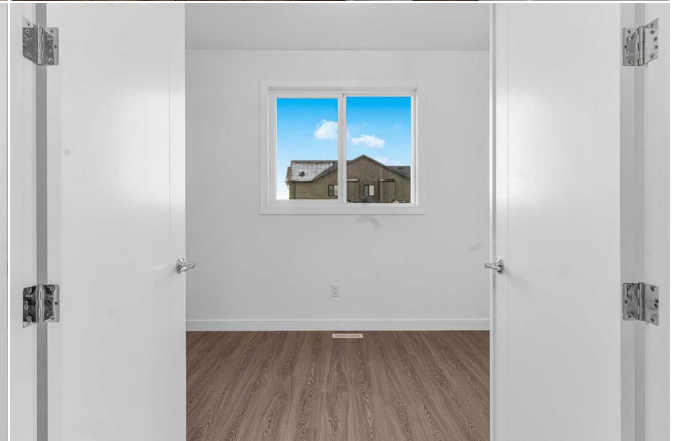
Remarks

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



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



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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



PREPARED: 2024/10/24

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