



GRASSROOTS
REALTY GROUP

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**179 Kinniburgh Loop
Chestermere, Alberta**

MLS # A2261678



\$999,900

Division:	Kinniburgh South		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,843 sq.ft.	Age:	2024 (1 yrs old)
Beds:	7	Baths:	5
Garage:	Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions:	N/A
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Welcome to this stunning 7-bedroom, 5-bathroom home offering 2,840 Sq.ft. of luxurious living space in one of the most sought-after neighbourhoods. The main level showcases 9 ft ceilings, rich HARDWOOD flooring, and an open-concept layout that's perfect for entertaining. At the heart of the home is a gourmet kitchen featuring UPGRADED BUILT-IN STAINLESS STEEL APPLIANCES and a separate spice kitchen—ideal for those who love to cook. Stylish UPGRADES, including an UPGRADED STAIR RAILING, enhance the home's modern appeal. Upstairs, you'll find four spacious bedrooms, each with its own walk-in closet, providing exceptional comfort and storage for the entire family. The fully finished basement adds even more value with two large bedrooms, a full bathroom, and a versatile recreation area—perfect for extended family or guests. Enjoy the convenience of a 3-car garage. Located close to parks, school, the lake, and nearby amenities, this home blends convenience, space, and exceptional design. Don't miss your chance to own in one of the area's most desirable communities!