



**GRASSROOTS**  
REALTY GROUP

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**230 Kinniburgh Loop  
Chestermere, Alberta**

**MLS # A2297172**



**\$799,900**

<b>Division:</b>	Kinniburgh South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,618 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, No Back Lane, Rectangular Lot		

<b>Heating:</b>	Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	RC-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance		

**Inclusions:** N/A

“Welcome to 230 Kinniburgh Loop—an exceptional home located in the prestigious and family-friendly Kinniburgh community. This beautifully designed property features a spacious open-concept layout, modern finishes, and abundant natural light throughout. Perfect for growing families, the home offers generous living spaces, a stylish kitchen, and a comfortable atmosphere ideal for both everyday living and entertaining. Stunning brand new 2,617sq ft home with 5 bedrooms and 4 bathrooms. Open-concept main floor with Gas fireplace, Gourmet kitchen, Large island + built-in appliances. Upper level features Two primary bedrooms (dual master setup). Bonus/family room, 4 spacious bedrooms total upstairs. Unfinished basement with Separate walk-up entrance. Close to schools, shopping, parks. Backs onto green space .