



GRASSROOTS
REALTY GROUP

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**214 Kinniburgh Loop
Chestermere, Alberta**

MLS # A2191811



\$1,199,900

Division:	Kinniburgh		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,035 sq.ft.	Age:	2024 (1 yrs old)
Beds:	6	Baths:	5
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Tray Ceiling(s), Wet Bar		

Inclusions: N/A

NEWER HOME BACKING ONTO PARK/GREEN SPACE & CLOSE TO A POND - OVER 4300 SQ FT OF LUXURIOUS LIVING SPACE W 6 BEDROOMS (2 MASTERS AND POTENTIAL FOR 7TH BEDROOM) & 5 FULL BATHS - SPICE KITCHEN & BUTLER PANTRY - FULLY FINISHED BASEMENT WITH SEPARATE ENTRANCE - SPACIOUS TRIPLE GARAGE - CENTRAL A/C - LOADED WITH UPGRADES: HEATED FLOOR IN MAIN FLOOR & MASTER WASHROOM - HEATED MIRRORS IN ALL WASHROOMS - WATER FILTER SYSTEM SUPPLYING ALL TAPS IN THE HOME - UPGRADED CLOSETS - UPGRADED APPLIANCE PACKAGE (Wi-Fi and remote area operating appliances from the phone app) - ALARM SYSTEM INSTALLED & CAMERAS IN THE PROCESS OF BEING INSTALLED - This home in Kinniburgh is perfect for a large family and offers the convenience of being close to shops, schools, the lake and all that Chestermere has to offer. Main floor offers a living room (can be used as 2nd dining), office (THAT CAN BE USED AS 7TH BEDROOM FOR FAMILIES WITH ELDERLY INDIVIDUALS), FULL BATH, family room with fireplace, dining with access to your patio and most importantly - YOUR KITCHEN THAT IS FULLY EQUIPPED WITH A BRAND NEW APPLIANCES, BUTLER PANTRY & SPICE KITCHEN! Usage of living space on the upper level is immaculate, featuring a bonus room, 4 spacious bedrooms and 3 FULL baths! Of the 4 bedrooms, THERE ARE 2 MASTERS WITH THEIR OWN ENSUITES & W.I.C! The GRAND MASTER however, boasts a 5 PC ENSUITE W STEAM SHOWER, WELL SIZED W.I.C & TRAY CEILINGS! The laundry feature is conveniently located on the upper level! The FULLY FINISHED BASEMENT boasts a REC ROOM W WET BAR, 2 bedrooms and FULL bath. THE SEPARATE ENTRANCE AND

LAYOUT OF THE BASEMENT IS IDEAL FOR BUILDING/DEVELOPING A LEGAL/ILLEGAL SUITE (SUBJECT TO CITY APPROVAL)!
Landscaping is already done with Aspen trees at the backyard and front as well!! This home is loaded with awesome features and in a solid location (super easy access to Glenmore Trail & 16th Ave NE) - Call your favorite realtor for a viewing today!