

202 Kinniburgh Loop  
Chestermere, Alberta

MLS # A2284821



**\$1,030,000**

<b>Division:</b>	Kinniburgh South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,366 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	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>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Open Floorplan, See Remarks, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** N/A

BRAND NEW HOME!! BACKING ONTO GREEN SPACE/POND!! WIDE LOT (66FT)!! IN KINNIBURGH SOUTH!! POND VIEWS!! TRIPLE ATTACHED GARAGE!! MAIN FLOOR BEDROOM & FULL BATH!! 5 BED 4 BATH!! SEPARATE ENTRANCE TO BASEMENT!! Step into a welcoming main floor featuring a formal dining area, spacious living room with GAS FIREPLACE and direct access to the backyard deck, plus a chef-inspired kitchen with OVERSIZED ISLAND, built-in appliances, tons of cabinetry, and a SPICE KITCHEN. The main floor bedroom and 3-pc bath offer ideal flexibility. Upstairs offers FOUR BEDROOMS including a luxurious PRIMARY BEDROOM with walk-in closet and 5-pc ensuite. A second bedroom features its own private 3-pc ensuite. The remaining two bedrooms share a Jack & Jill 4-pc bath. Enjoy the convenience of UPPER FLOOR LAUNDRY, a bright family area, and an OPEN-TO-BELOW design that adds to the grand feel of the home. Final touchups still needs to be done for both exterior and interior. Backing onto GREEN SPACE for added privacy and views, while the front of the home faces Main Street, this property delivers space, function, and luxury in one of Chestermere's most desirable communities. DON'T MISS THIS INCREDIBLE NEW BUILD IN KINNIBURGH SOUTH — BOOK YOUR SHOWING TODAY!!