

# \$789,900 - 271 Kinniburgh Loop, Chestermere

MLS® #A2181524

**\$789,900**

4 Bedroom, 3.00 Bathroom, 2,092 sqft  
Residential on 0.09 Acres

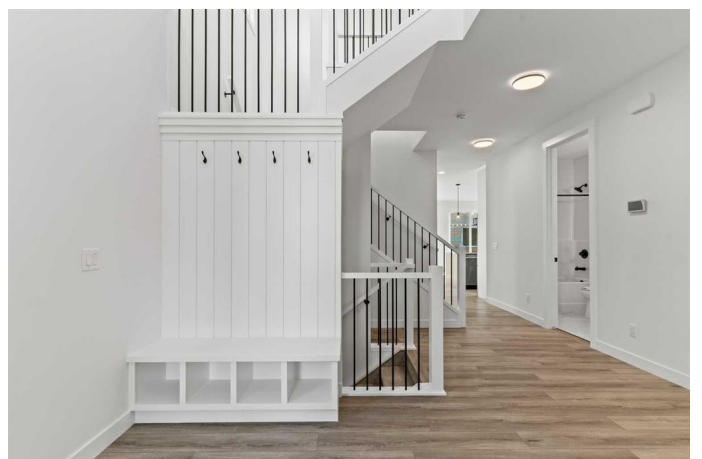
Kinniburgh, Chestermere, Alberta

?? Stunning New Build | SQFT 4-Bedroom,  
3-Bathroom Home in Kinniburgh South â€“  
Modern Features & Thoughtful Design!

Welcome to 271 Kinniburgh Loop, a beautifully designed 2,084 SQFT home featuring 4 bedrooms and 3 bathrooms, including a main floor bedroom and full bath, perfect for multi-generational living or guests. Step into a grand open-to-below entryway, leading into a spacious family room with an electric fireplace. The main floor also boasts a mudroom and a walk-through pantry with built-in shelving that seamlessly connects to a large kitchen featuring a gas range, oversized quartz island, and full-height painted cabinets with matte black hardware and soft-close drawers.

True 9-foot ceilings on both the main floor and basement create an open and airy feel, while triple-pane oversized windows flood the space with natural light. A side entrance provides added convenience and flexibility.

Upstairs, you'll find a large bonus room, perfect as a kidsâ€™™ gaming area or lounge. The primary suite is a retreat, offering a 5-piece ensuite with a soaker tub, standing shower with full-height tile, double vanity, and a closed-off toilet. The walk-in closet includes built-in shelving and conveniently connects to the laundry room, which features a sink and quartz countertop. Two additional bedrooms are located on this level, with one having direct



access to the main bathroom, which includes a double vanity and enclosed tub/shower & toilet.

The basement is fully roughed-in, with insulation under-slab and a full HRV system. Additional upgrades include a tankless hot water tank, gas line to BBQ and garage, solar panel rough-in, and matte black iron spindle railings.

Located in Kinniburgh South, this home offers the perfect balance of peaceful suburban living and modern conveniences. This growing community is known for its family-friendly atmosphere, excellent schools, scenic walking paths, and easy access to parks and playgrounds. Plus, with nearby shopping, dining, and healthcare facilities, everything you need is just minutes away.

All photos are of a similar model. Variations in floor plan and specifications may apply.

Don't miss out on this incredible home in Kinniburgh South!!

Built in 2025

### **Essential Information**

MLS® #	A2181524
Price	\$789,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,092
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

### Community Information

Address 271 Kinniburgh Loop  
Subdivision Kinniburgh  
City Chestermere  
County Chestermere  
Province Alberta  
Postal Code T1X 3C2

### Amenities

Parking Spaces 4  
Parking Concrete Driveway, Double Garage Attached  
# of Garages 2

### Interior

Interior Features Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)  
Appliances Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator  
Heating Fireplace(s), Forced Air, Electric, ENERGY STAR Qualified Equipment  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric, Living Room  
Has Basement Yes  
Basement Partial, Partially Finished

### Exterior

Exterior Features BBQ gas line  
Lot Description Interior Lot, Rectangular Lot  
Roof Asphalt Shingle  
Construction Brick, Concrete, Vinyl Siding, Wood Frame, Manufactured Floor Joist  
Foundation Poured Concrete

### Additional Information

Date Listed March 7th, 2025  
Days on Market 33  
Zoning R1

## Listing Details

Listing Office            Real Estate Professionals Inc.

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.