

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

MLS® #A2181524

**\$789,900**

4 Bedroom, 3.00 Bathroom, 2,092 sqft

Residential on 0.09 Acres

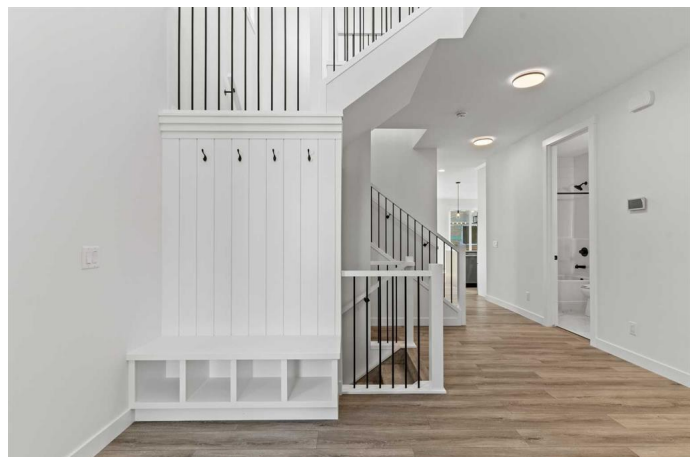
Kinniburgh, Chestermere, Alberta

?? 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.

Donâ€™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, Walk-In Closet(s), Quartz Counters, Separate Entrance, Tankless Hot Water
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator, Range Hood
Heating	Forced Air, Electric, ENERGY STAR Qualified Equipment, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Electric
Has Basement	Yes
Basement	Partially Finished, Partial

### 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	56
Zoning	R1

**Listing Details**

Listing Office                Real Estate Professionals Inc.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.