

# \$725,000 - 271 Kinniburgh Loop, Chestermere

MLS® #A2244847

## \$725,000

4 Bedroom, 3.00 Bathroom, 2,084 sqft

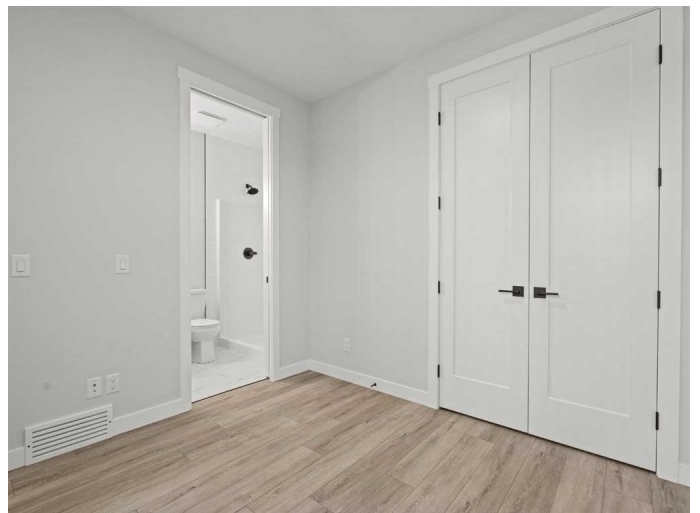
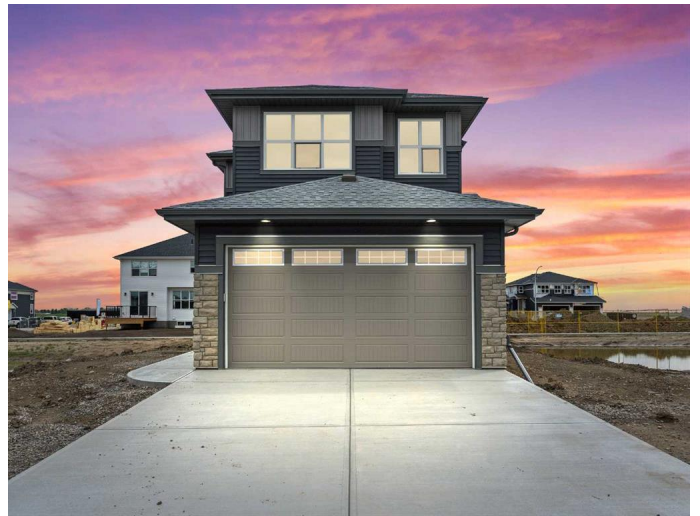
Residential on 0.09 Acres

Kinniburgh South, Chestermere, Alberta

Welcome to 271 Kinniburgh Loop â€” a beautifully upgraded 4-bedroom, 3-bathroom home in the heart of Kinniburgh South. Just minutes from Chestermere Lake, schools, and everyday amenities, this brand new home offers the perfect blend of luxury, function, and everyday comfortâ€”at a highly competitive price.

From the moment you walk in, the open-to-below front foyer makes a lasting impression with a custom feature wall and built-in bench with cubby nooks. The main floor is bright and open, thoughtfully designed with a full bedroom and bathroomâ€”ideal for guests or multi-generational living. The kitchen is both stylish and highly functional, featuring two-tone painted cabinetry with Chantilly Lace white on the perimeter and a rich dark island, quartz countertops throughout, soft-close drawers with metal sides, full-height cabinets, and a premium Samsung stainless steel appliance package featuring a gas range and built-in microwave with a stainless steel trim kit. A walkthrough mudroom and pantry connects directly to the garage and offers more built-in shelving, a bench with cubby storage, and plenty of space to keep things organized.

Upstairs, a spacious bonus room offers flexibility for a media room, home office, or play area. The primary bedroom is located at the front of the home for enhanced privacy and



features a stunning view of the pond, making it a peaceful retreat to start or end your day. It also includes a large 5-piece ensuite with a fully tiled shower and glass doors, freestanding tub, dual vanities, and a private enclosed toilet. The walk-in closet is custom finished with built-in shelving and drawers and connects directly to the laundry room for added everyday convenience. Two additional bedrooms are located upstairs, each with their own walk-in closets and connected by a well-designed Jack & Jill bathroom featuring a double vanity and a separated toilet and tub/shower space.

Additional upgrades throughout the home include luxury vinyl plank (LVP) flooring, spindle railings, quartz countertops in every bathroom, 6-inch LED pot lights, upgraded designer lighting, black hardware and fixtures, 8-foot doors, and true 9-foot ceilings on the main floor. This home also features triple-pane windows, a side entrance, gas line to the deck, a solar panel rough-in, and a closed-off mechanical room in the basement for added safety and convenience. With a thoughtful layout, premium finishings, and exceptional attention to detail, this move-in-ready home delivers outstanding value in one of Chestermere’s™ most desirable communities.

Built in 2025

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2244847  |
| Price          | \$725,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,084     |
| Acres          | 0.09      |

|            |             |
|------------|-------------|
| Year Built | 2025        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 271 Kinniburgh Loop |
| Subdivision | Kinniburgh South    |
| City        | Chestermere         |
| County      | Chestermere         |
| Province    | Alberta             |
| Postal Code | T1X 3C3             |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Parking Spaces | 4                                             |
| Parking        | Double Garage Attached, Parking Pad, Driveway |
| # of Garages   | 2                                             |
| Waterfront     | Canal Access, Pond                            |

### Interior

|                   |                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Tankless Hot Water |
| Appliances        | Dishwasher, Microwave, Range Hood, Refrigerator, Gas Range                                                                                                                      |
| Heating           | Fireplace(s)                                                                                                                                                                    |
| Cooling           | None                                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                                                               |
| Fireplaces        | Electric, Living Room, Insert                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                             |
| Basement          | Partially Finished, Exterior Entry, Partial                                                                                                                                     |

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                                              |
| Lot Description   | Front Yard, Landscaped, Rectangular Lot, Street Lighting, City Lot, Cleared, Interior Lot |
| Roof              | Asphalt                                                                                   |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame                                                 |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      July 31st, 2025  
Days on Market                75  
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.