

\$725,000 - 271 Kinniburgh Loop, Chestermere

MLS® #A2244847

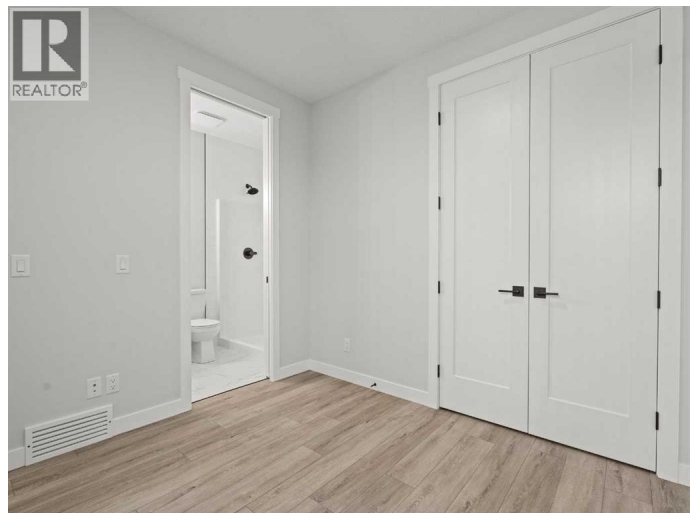
\$725,000

4 Bedroom, 3.00 Bathroom, 2,084 sqft

Single Family 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. (id:6289)

Built in 2025

Essential Information

Listing #	A2244847
Price	\$725,000
Bedrooms	4
Bathrooms	3.00
Square Footage	2,084
Acres	0.09
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	271 Kinniburgh Loop
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Subdivision	Kinniburgh South
City	Chestermere
Province	Alberta
Postal Code	T1X3C3

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Closet Organizers, Gas BBQ Hookup
Parking Spaces	4
Parking	Attached Garage, Parking Pad
# of Garages	2

Interior

Appliances	Refrigerator, Range - Gas, Dishwasher, Microwave, Hood Fan
Heating	Other
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Separate entrance

Exterior

Exterior	Concrete, Stone, Vinyl siding
Exterior Features	Landscaped
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Real Estate Professionals Inc.
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