

\$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

?? Modern Comfort Meets Builder Incentive
â€“ Limited Time Offer at 271 Kinniburgh Loop!

Discover the perfect blend of thoughtful design and modern living in this stunning 2,084 SQFT, 4-bedroom, 3-bathroom home located in the sought-after community of Kinniburgh South. With a limited-time promotion available until June 15, 2025, now is the perfect time to make this home yours!

?? Exclusive Builder Promotion â€“ Your Choice of Bonus:
For a limited time, choose one of the following:
? Free washer & dryer + completed deck
OR
?? \$7,750 off the purchase price

Step into a grand open-to-below entryway that leads to a spacious family room with a cozy electric fireplace and a stunning kitchen featuring a gas range, oversized quartz island, full-height cabinets, soft-close drawers, and a walk-through pantry with built-in shelving.

Enjoy 9-foot ceilings on both the main floor and basement, triple-pane oversized windows, a convenient mudroom, and a side entrance for added flexibility.

Upstairs features a large bonus room, a luxurious primary suite with a 5-piece ensuiteâ€“including a soaker tub, tiled



standing shower, dual vanities, and private water closet”and a walk-in closet with built-in shelving that connects directly to the laundry room with sink and quartz countertop. Two additional bedrooms, including one with direct access to the main bath, complete the upper level.

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

Located in Kinniburgh South, this home offers peaceful suburban living close to parks, schools, walking paths, shopping, dining, and healthcare.

?? Photos are of a similar model. Layout and specs may vary.

?? Donâ€™t miss your chance to own this incredible home AND take advantage of the builderâ€™s limited-time promotion before June 15, 2025!

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, Refrigerator, Range Hood |
| Heating | Electric, ENERGY STAR Qualified Equipment, Forced Air, Fireplace(s) |
| 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, Manufactured Floor Joist, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 7th, 2025 |
| Days on Market | 63 |

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.