

# \$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	60

Zoning R1

## Listing Details

Listing Office Real Estate Professionals Inc.

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