

# \$759,900 - 271 Kinniburgh Loop, Chestermere

MLS® #A2227538

## \$759,900

4 Bedroom, 3.00 Bathroom, 2,092 sqft

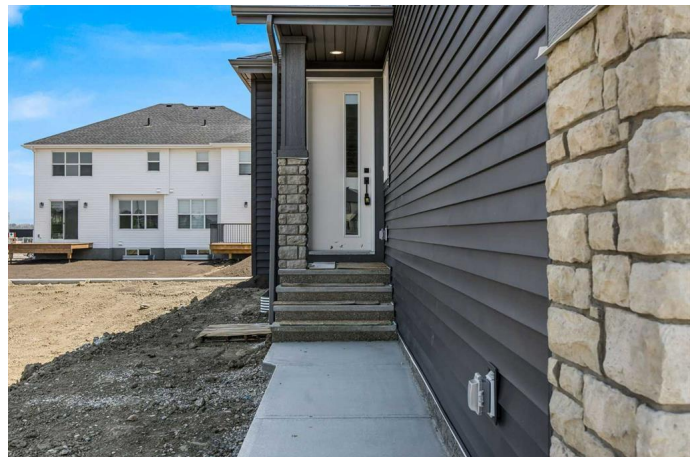
Residential on 0.09 Acres

Kinniburgh South, Chestermere, Alberta

Welcome to 271 Kinniburgh Loop â€” a beautifully upgraded 4-bedroom, 3-bathroom home built to the Golden Standard in the heart of Kinniburgh South. Just minutes from Chestermere Lake, top-rated schools, and everyday conveniences, this home offers the perfect blend of luxury, functionality, and thoughtful design in one of the cityâ€™s most desirable communities.

From the moment you enter, the open-to-below front foyer sets a striking tone, featuring a built-in bench with cubby nooks and a custom feature wall that adds both style and practicality. The main floor layout is open, bright, and inviting, offering a full bedroom and bathroomâ€”ideal for guests or multi-generational living. The upgraded two-tone kitchen stands out with painted cabinetry, quartz countertops, a gas range, upgraded stainless steel appliances, and a massive walk-in pantry complete with built-in shelving. A walkthrough pantry leads into the mudroom, which includes another built-in bench with cubby nooks and a spacious closet, providing direct access to the attached double garage.

Upstairs, the home continues to impress with a large bonus room that offers flexible space for a media room, kidsâ€™ play area, or home office. The luxurious primary suite is a true retreat, offering peaceful and unobstructed pond views from your bedroom window. The



spa-like 5-piece ensuite features a freestanding tub, a fully tiled shower, and dual vanities, while the generous walk-in closet connects directly to the laundry room—adding everyday convenience to luxury living. Two additional bedrooms and a beautifully finished 4-piece bathroom complete the upper level.

This home includes true 9-foot ceilings and 8-foot doors on the main floor, upgraded black hardware and fixtures, designer lighting throughout, finished stairs to the basement, a closed-off mechanical room, triple-pane windows for enhanced efficiency, built-in MDF shelving, a gas line to the BBQ, and a solar panel rough.

Every element of this home has been carefully curated to reflect Golden Homes’™ commitment to exceptional craftsmanship, innovative design, and lasting value. Don’t™t miss your chance to own this elegant, move-in-ready home with high-end finishes and protected pond views—where luxury and everyday function come together seamlessly.

Photos are of a similar model. Layout and specifications may vary.

Built in 2025

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2227538    |
| Price          | \$759,900   |
| 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 South    |
| City        | Chestermere         |
| County      | Chestermere         |
| Province    | Alberta             |
| Postal Code | T1X 3C2             |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Driveway, Parking Pad |
| # 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, Storage, Separate Entrance, Tankless Hot Water |
| Appliances        | Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator  |
| Heating           | Fireplace(s)  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric, Living Room, Insert   |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Partial, Partially Finished   |

### Exterior

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

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 32             |
| Zoning         | R1             |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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