

\$779,900 - 271 Kinniburgh Loop, Chestermere

MLS® #A2227538

\$779,900

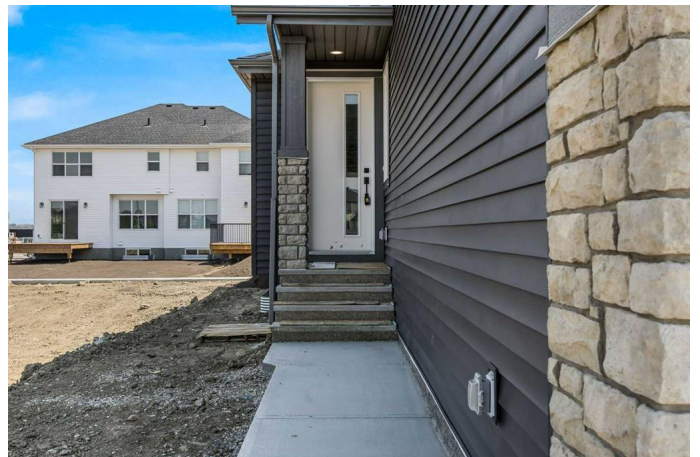
4 Bedroom, 3.00 Bathroom, 2,092 sqft
Residential on 0.09 Acres

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 | \$779,900 |
| 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, Separate Entrance, Storage, 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, Partially Finished, Partial |

Exterior

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

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 6th, 2025 |
| Days on Market | 23 |
| Zoning | R1 |

Listing Details

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

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