

**271 Kinniburgh Loop  
Chestermere, Alberta**

**MLS # A2181524**



**\$789,900**

<b>Division:</b>	Kinniburgh		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,092 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Interior Lot, Rectangular Lot		

<b>Heating:</b>	Electric, ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Manufactured Floor Joist, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

?? Stunning New Build | SQFT 4-Bedroom, 3-Bathroom Home in Kinniburgh South &ndash; Modern Features & Thoughtful Design!  
Welcome to 271 Kinniburgh Loop, a beautifully designed 2,084 SQFT home featuring 4 bedrooms and 3 bathrooms, including a main floor bedroom and full bath, perfect for multi-generational living or guests. Step into a grand open-to-below entryway, leading into a spacious family room with an electric fireplace. The main floor also boasts a mudroom and a walk-through pantry with built-in shelving that seamlessly connects to a large kitchen featuring a gas range, oversized quartz island, and full-height painted cabinets with matte black hardware and soft-close drawers. True 9-foot ceilings on both the main floor and basement create an open and airy feel, while triple-pane oversized windows flood the space with natural light. A side entrance provides added convenience and flexibility. Upstairs, you'll find a large bonus room, perfect as a kids&rsquo; gaming area or lounge. The primary suite is a retreat, offering a 5-piece ensuite with a soaker tub, standing shower with full-height tile, double vanity, and a closed-off toilet. The walk-in closet includes built-in shelving and conveniently connects to the laundry room, which features a sink and quartz countertop. Two additional bedrooms are located on this level, with one having direct access to the main bathroom, which includes a double vanity and enclosed tub/shower & toilet. The basement is fully roughed-in, with insulation under-slab and a full HRV system. Additional upgrades include a tankless hot water tank, gas line to BBQ and garage, solar panel rough-in, and matte black iron spindle railings. Located in Kinniburgh South, this home offers the perfect balance of peaceful suburban living and modern conveniences. This growing community is known for its family-friendly

atmosphere, excellent schools, scenic walking paths, and easy access to parks and playgrounds. Plus, with nearby shopping, dining, and healthcare facilities, everything you need is just minutes away. All photos are of a similar model. Variations in floor plan and specifications may apply. Don't miss out on this incredible home in Kinniburgh South!!