

**271 Kinniburgh Loop  
Chestermere, Alberta**

**MLS # A2227538**



**\$759,900**

<b>Division:</b>	Kinniburgh South		
<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>	Double Garage Attached, Driveway, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	City Lot, Cleared, Front Yard, Interior Lot, Landscaped, Rectangular Lot, Street Frontage		

<b>Heating:</b>	Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Tankless Hot Water		
<b>Inclusions:</b>	N/A		

Welcome to 271 Kinniburgh Loop – 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 city’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 bathroom—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, kids’ 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's commitment to exceptional craftsmanship, innovative design, and lasting value. Don'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.