

# \$1,059,900 - 218 Kinniburgh Loop, Chestermere

MLS® #A2234522

**\$1,059,900**

4 Bedroom, 3.00 Bathroom, 3,240 sqft  
Residential on 0.01 Acres

Kinniburgh, Chestermere, Alberta

BRAND NEW HOME IN KINNIBURGH!!  
BACKING ONTO GREEN SPACE!! TRIPLE  
ATTACHED GARAGE!! SEPARATE  
ENTRANCE!! OVER 3200 SQFT OF LIVING  
SPACE!! 5 BEDROOMS 3 BATHS!! Step into  
luxury with this stunning detached home in the  
heart of Kinniburgh, perfectly positioned  
backing onto green space for added privacy  
and views! The spacious main floor offers an  
open-concept layout featuring a chef-inspired  
kitchen with built-in appliances, spice kitchen,  
walk-in pantry, stylish cabinetry, and a  
generous island—perfect for entertaining. A  
cozy living area with fireplace opens directly to  
the backyard deck, creating seamless  
indoor-outdoor living. Also on the main level:  
elegant dining space, a versatile office/can be  
used as bedroom, mudroom, and a full 3pc  
bath. Upstairs you'll find 4 spacious bedrooms  
and 3 full bathrooms, including a PRIMARY  
BEDROOM with a luxurious 5pc ensuite and  
walk-in closet. Another bedroom also boasts  
its own 3pc ensuite and walk-in closet, while  
the remaining two bedrooms share a  
well-appointed 4pc bath. The upper floor also  
includes a generous family/bonus room, ideal  
for relaxing or entertaining. This is a rare  
opportunity to own a beautifully upgraded,  
thoughtfully designed home in a premier  
location—DON'T MISS IT!!

Built in 2025

## Essential Information



MLS® #	A2234522
Price	\$1,059,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,240
Acres	0.01
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	218 Kinniburgh Loop
Subdivision	Kinniburgh
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 2S7

### Amenities

Parking Spaces	9
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Built-in Features, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Range, Gas Cooktop, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Stone, Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 26th, 2025
Days on Market	72
Zoning	R-1

### **Listing Details**

Listing Office	Real Broker
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