

# \$1,038,000 - 218 Kinniburgh Loop, Chestermere

MLS® #A2255299

**\$1,038,000**

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® #         | A2255299    |
| Price          | \$1,038,000 |
| 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    | September 8th, 2025 |
| Days on Market | 8                   |
| Zoning         | R-1                 |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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