# \$879,000 - 117 Kinniburgh Loop, Chestermere

MLS® #A2197935

# \$879,000

5 Bedroom, 4.00 Bathroom, 2,947 sqft Residential on 0.12 Acres

Kinniburgh, Chestermere, Alberta

WELCOME HOME!! Welcome to 117
Kinniburgh Loop, a stunning 5-bedroom, 3.5
bathroom, & 4,020 sq ft home built by
National Award Winning Builder -Sterling
Homes-. Situated on a spacious corner lot, this
home offers modern finishes, an open-concept
layout, and a fully finished basement built in
2021 with Full City permits available. Located
next to a playground, this home provides a
prime location within walking distance to
schools (East Lake), parks, Kinniburgh Pond,
Kinniburgh Plaza and Chestermere Lake just
minutes away.

The main floor features a bright and open living area with large windows, and a cozy gas fireplace, creating a welcoming space for both relaxation and entertaining. The gourmet kitchen is equipped with quartz countertops, high-end appliances including a gas cooktop, a large island, built-in microwave/oven, a full-size oven, and upgraded soft-close cabinetry. A large walk-through pantry with custom MDF shelving connects to the mudroom for added convenience. A private office space is also located on the main floor, perfect for remote work or study and a convenient half bathroom. On this level you will find access to your fully fenced and landscaped backyard with large deck and BBQ gas line making outdoor grilling effortless.







Upstairs, a massive bonus room with vaulted

ceilings provides an airy, open feel, making it the perfect additional living space. The primary suite with vaulted ceiling features a luxurious five-piece ensuite, including a soaker tub, dual vanities, and a glass shower, along with a custom walk-in closet. The upper level also includes a secondary bathroom with two sinks, offering added convenience, as well as three additional spacious bedrooms that share a Jack-and-Jill four-piece bathroom. A laundry room with a front-load washer and dryer is also conveniently located on this level.

The fully finished basement, completed in 2021, includes a fifth bedroom, a large recreation room, a full bathroom, and a wet bar with a mini fridge (2024), making it an ideal space for entertainment or additional family living.

This home is designed with modern technology, featuring WiFi-controlled smart blinds, lighting, and thermostats for enhanced convenience. The central vacuum system provides added ease of maintenance. The exterior is built with durable Hardie board, and the property includes a double garage for ample parking and storage.

Additional updates include recently professionally cleaned carpet, speakers throughout the home, and fresh paint in most areas of the home before listing. The home is also covered under the Alberta New Home Warranty (ANHW) for 2 more years.

This beautifully maintained home offers the perfect combination of luxury, functionality, and location. This beautiful home checks all the boxes and wont last, book your private showing TODAY!!

Built in 2016

### **Essential Information**

MLS® # A2197935 Price \$879,000

Bedrooms 5
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 2,947 Acres 0.12 Year Built 2016

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 117 Kinniburgh Loop

Subdivision Kinniburgh
City Chestermere
County Chestermere

Province Alberta
Postal Code T1X0T9

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

## Interior

Interior Features Central Vacuum, French Door, Granite Counters, High Ceilings, Kitchen

Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s),

Wet Bar, Bidet, Smart Home, Vaulted Ceiling(s), Wired for Data

Appliances Bar Fridge, Microwave, Range Hood, Refrigerator, Washer/Dryer,

Window Coverings, Garburator, Gas Cooktop, Oven

Heating Central, High Efficiency

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Family Room, Gas

Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features BBQ gas line, Garden Lot Description Back Yard, Corner Lot

Roof Asphalt Shingle
Construction Concrete, Asphalt
Foundation Poured Concrete

## **Additional Information**

Date Listed March 7th, 2025

Days on Market 29
Zoning R-1

# **Listing Details**

Listing Office Royal LePage Benchmark

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