

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

MLS® #A2197935

**\$879,000**

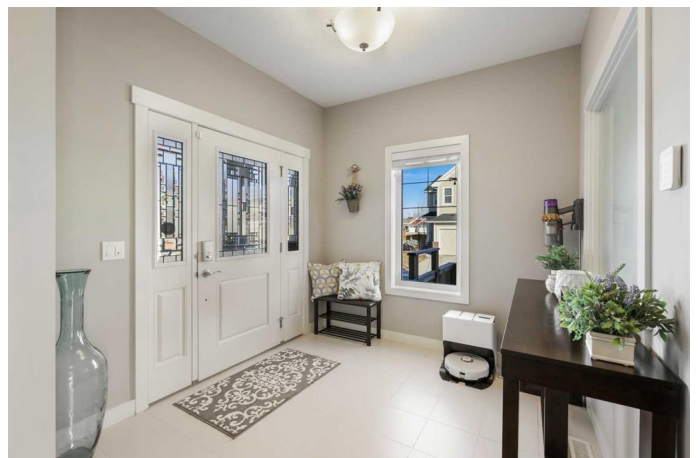
5 Bedroom, 4.00 Bathroom, 2,947 sqft  
Residential on 0.12 Acres

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 won't 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	27
Zoning	R-1

### **Listing Details**

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.