

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

MLS® #A2197935

**\$879,000**

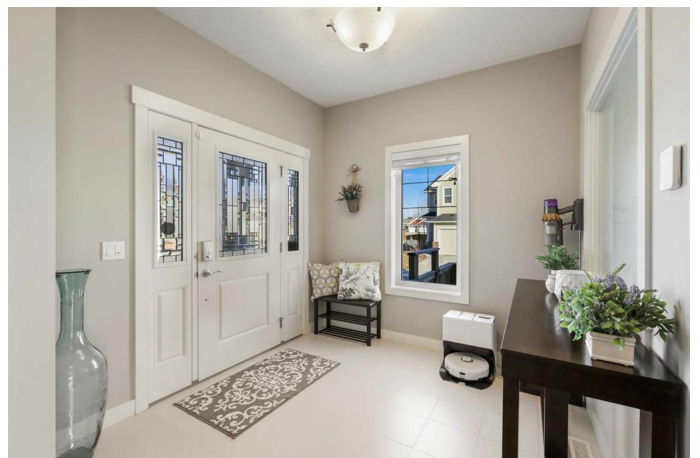
5 Bedroom, 4.00 Bathroom, 2,947 sqft  
Residential on 0.12 Acres

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 | 33              |
| Zoning         | R-1             |

### **Listing Details**

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

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