

\$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	5
Zoning	R-1

Listing Details

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

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.