



THE
A-TEAM

**RE/MAX
FIRST**

117 KINNIBURGH Loop, Chestermere T1X0T9

MLS@#: **A2197935** Area: **Kinniburgh** Listing Date: **03/07/25** List Price: **\$879,000**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2016**
Lot Information
 Lot Sz Ar: **5,188 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,946**
 Low Sqft:
 Ttl Sqft: **2,946**

DOM

7
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Corner Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Asphalt,Concrete**
 Heating: **Central,High Efficiency** Flooring: **Carpet,Hardwood**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line,Garden** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Garburator,Gas Cooktop,Microwave,Oven,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Bidet,Central Vacuum,French Door,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Smart Home,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Data**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`6" x 14`8"	Dining Room	Main	14`5" x 9`11"
Kitchen	Main	13`9" x 13`9"	Pantry	Main	8`0" x 7`4"
Foyer	Main	8`7" x 8`5"	Den	Main	10`7" x 9`10"
Mud Room	Main	8`4" x 6`8"	2pc Bathroom	Main	5`3" x 4`11"
Family Room	Upper	17`6" x 16`10"	Bedroom - Primary	Upper	16`5" x 14`11"
Walk-In Closet	Upper	14`1" x 6`3"	5pc Ensuite bath	Upper	14`1" x 10`6"

Bedroom	Upper	12`11" x 10`10"	Bedroom	Upper	11`10" x 10`11"
Bedroom	Upper	12`8" x 10`7"	Laundry	Upper	6`9" x 5`2"
5pc Bathroom	Upper	12`11" x 5`11"	Game Room	Basement	29`8" x 14`3"
Bedroom	Basement	15`9" x 11`0"	Kitchenette	Basement	11`0" x 5`0"
3pc Bathroom	Basement	9`2" x 5`7"	Furnace/Utility Room	Basement	13`1" x 12`3"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-1**
 Legal Desc: **1411563**

Remarks

Pub Rmks: **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 cleaned carpet 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!!**

Inclusions: **NA**
 Property Listed By: **Royal LePage Benchmark**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









