

1-833-477-6687 aloha@grassrootsrealty.ca

## 315 Kinniburgh Loop Chestermere, Alberta

MLS # A2235121



\$689,000

| Division: | Kinniburgh South  |        |                  |   |
|-----------|---|--------|------------------|---|
| Туре:     | Residential/House   |        |                  |   |
| Style:    | 2 Storey  |        |                  |   |
| Size:     | 1,832 sq.ft.  | Age:   | 2025 (0 yrs old) | _ |
| Beds:     | 3   | Baths: | 2 full / 1 half  |   |
| Garage:   | Double Garage Attached, Driveway  |        |                  |   |
| Lot Size: | 0.09 Acre   |        |                  |   |
| Lot Feat: | City Lot, Cleared, Front Yard, Interior Lot, Landscaped, Rectangular Lot, S |        |                  |   |

**Heating:** Water: Fireplace(s) Sewer: Floors: Carpet, Tile, Vinyl Roof: Condo Fee: Asphalt **Basement:** LLD: Partial, Partially Finished, Separate/Exterior Entry Exterior: Zoning: Concrete, Stone, Vinyl Siding, Wood Frame R1 Foundation: **Utilities: Poured Concrete** 

Features: Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Tankless Hot Water

Inclusions:

N/A

Welcome to 315 Kinniburgh Loop – a beautifully upgraded 3-bedroom, 2.5-bathroom home offered at a very competitive price. Built by Golden Homes, this residence combines luxury finishes, smart functionality, and modern comfort in one of Chestermere's most desirable communities. The main floor offers a bright, open-concept layout ideal for both entertaining and everyday living. A spacious living room flows into a dedicated dining area and a stylish two-tone kitchen featuring quartz countertops, stainless steel appliances, built-in pantry, and a fully equipped spice kitchen. A tucked-away half bathroom provides extra privacy, and direct access to the double attached garage adds daily convenience. Upstairs, you' Il find three well-sized bedrooms, including a luxurious primary bedroom with a spa-inspired 5-piece ensuite complete with a freestanding tub, fully tiled shower, dual vanities, and a massive walk-in closet with custom built-in shelving. Two additional bedrooms share a beautifully finished 4-piece bathroom, and a convenient upper-floor laundry room completes the space. Additional upgrades include 9-foot ceilings and 8-foot doors on the main floor, black spindle railings, black hardware and designer lighting throughout, oversized triple-pane windows, built-in MDF shelving, finished stairs to the basement, a closed-off mechanical room, gas line for BBQ hookup, and rough-in for solar panels. 315 Kinniburgh Loop showcases Golden Homes' commitment to quality, craftsmanship, and functional design. With luxury finishes, a thoughtful layout, and attention to detail, this home offers exceptional value in a prime location.