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307 Kinniburgh Loop Chestermere, Alberta

MLS # A2242673



\$739,000

Division: Kinniburgh South Residential/House Type: Style: 2 Storey Size: 2,092 sq.ft. Age: 2025 (0 yrs old) **Beds:** Baths: Garage: Double Garage Attached, Driveway, Parking Pad Lot Size: 0.09 Acre Lot Feat: City Lot, Cleared, Front Yard, Interior Lot, Landscaped, Rectangular Lot, Street

Heating: Water: Fireplace(s) Floors: Sewer: Carpet, Tile, Vinyl Roof: Condo Fee: Asphalt **Basement:** LLD: Partial 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 307 Kinniburgh Loop – a beautifully upgraded 4-bedroom, 3-bathroom home in the heart of Kinniburgh South. Just minutes from Chestermere Lake, schools, and everyday amenities, this home offers an exceptional blend of luxury, function, and everyday comfort—at a highly competitive price. From the moment you step inside, the open-to-below front foyer makes a lasting impression with a custom feature wall and built-in bench with cubby nooks. The main floor is open, bright, and thoughtfully designed, featuring a full bedroom and bathroom, ideal for guests or multi-generational living. The two-tone kitchen is both stylish and practical, with painted cabinetry, quartz countertops, a gas range, upgraded stainless steel appliances, and a dedicated spice kitchen for additional cooking space. A walkthrough mudroom and pantry connects directly to the garage, offering a built-in bench with cubby nooks and plenty of storage space. Upstairs, the spacious bonus room provides flexible space for a media room, office, or kids' play area. The primary bedroom is positioned at the front of the home for enhanced privacy and comfort. It features a spa-like 5-piece ensuite with a freestanding tub, fully tiled shower, and dual vanities. The walk-in closet conveniently connects directly to the laundry room, adding a layer of everyday efficiency. Additional upgrades throughout the home include spindle railings, luxury vinyl plank (LVP) flooring, a side entrance, gas line to the deck, triple-pane windows for enhanced energy efficiency, 8-foot doors and true 9-foot ceilings on the main floor, built-in MDF shelving, a closed-off mechanical room, and a solar panel rough-in. With its impressive list of upgrades, functional layout, and premium finishes, this home delivers outstanding value in one of Chestermere's most desirable communities. Don't

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miss your chance to own this move-in-ready home designed for modern living.