



**GRASSROOTS**  
REALTY GROUP

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**307 Kinniburgh Loop  
Chestermere, Alberta**

**MLS # A2242673**



**\$769,900**

<b>Division:</b>	Kinniburgh South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,092 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	City Lot, Cleared, Front Yard, Interior Lot, Landscaped, Rectangular Lot, Street Frontage		

<b>Heating:</b>	Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Tankless Hot Water		
<b>Inclusions:</b>	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 miss it!

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