



GRASSROOTS
REALTY GROUP

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**315 Kinniburgh Loop
Chestermere, Alberta**

MLS # A2272801



\$689,000

Division:	Kinniburgh South		
Type:	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, Street		

Heating:	Fireplace(s)	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
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'll 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.