



GRASSROOTS
REALTY GROUP

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**294 Kinniburgh Loop
Chestermere, Alberta**

MLS # A2300591



\$889,000

Division:	Kinniburgh South		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,457 sq.ft.	Age:	2026 (0 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Beh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Smart Home, Soaking Tub, Sump Pump(s), Tankless Hot Water, Wet Bar		
Inclusions:	N/A		

Welcome to 294 Kinniburgh Loop — a stunning 3,410 sq. ft. of finished luxury living, perfectly positioned on a walkout lot backing directly onto the pond, with breathtaking mountain views and a west-facing backyard made for afternoon and evening sun. This is one of the most coveted lots in Kinniburgh South. This exceptional home offers 6 bedrooms and 4 full bathrooms, including a main-floor bedroom with an adjoining full bathroom — ideal for guests or multigenerational living. The chef's kitchen is the heart of the home, anchored by a nearly 9-foot quartz island, full-height painted cabinetry, stainless steel appliances, and a spice kitchen for everyday cooking. The open-concept main floor flows through the living room — complete with electric fireplace — dining area, and a walk-through mudroom with garage access. No dropped beams. Clean sightlines throughout. Upstairs, a generous bonus room provides flexible living space, while the expansive primary bedroom offers a true retreat. The spa-inspired 5-piece ensuite features dual vanities, a freestanding soaker tub, glass shower with mosaic tile base, and a private toilet room — flowing directly into the laundry room and walk-in closet with built-in shelving. Two additional upper-level bedrooms share a beautifully finished 5-piece bathroom. The fully finished walkout basement adds 953 sq. ft. of premium living space with two additional bedrooms, a large wet bar with fridge, and direct walkout access to the backyard — where the pond, mountain views, and western sun await. Step outside to a full deck above and a concrete patio below, creating an outstanding outdoor living setup from top to bottom. This home is built to the Golden Standard — Golden Homes' industry-leading package of premium features included as standard in every build. From triple-pane oversized windows

and true 9-foot ceilings on the main floor and basement, to a tankless hot water heater, HRV system, solar panel rough-in, smart home features, matte black hardware throughout, and premium landscaping — every detail is accounted for. A rare opportunity: walkout pond lot, mountain views, west-facing sun, and over 3,400 sq. ft. of finished space in one of Chestermere's most desirable new communities. Photos of similar model, Spec subject to change.