

\$739,000 - 307 Kinniburgh Loop, Chestermere

MLS® #A2242673

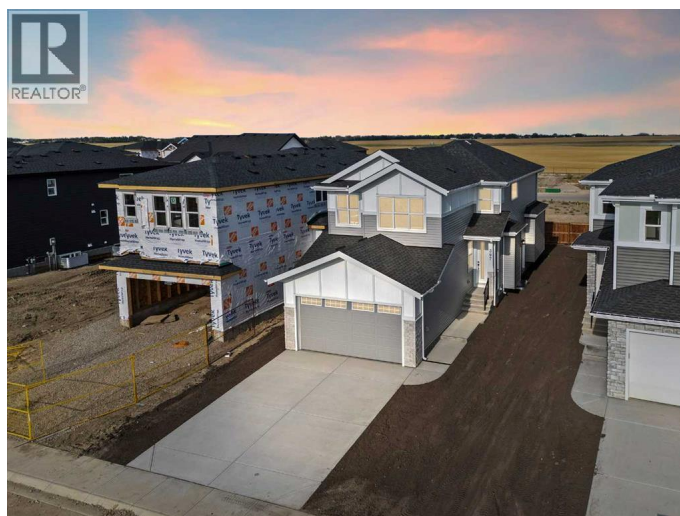
\$739,000

4 Bedroom, 3.00 Bathroom, 2,092 sqft

Single Family on 0.09 Acres

Kinniburgh South, Chestermere, Alberta

Welcome to 307 Kinniburgh Loop â€” 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 comfortâ€”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 kidsâ€™™ 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 your chance to own this move-in-ready home designed for modern living. (id:6289)

Built in 2025

Essential Information

Listing #	A2242673
Price	\$739,000
Bedrooms	4
Bathrooms	3.00
Square Footage	2,092
Acres	0.09
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	307 Kinniburgh Loop
Subdivision	Kinniburgh South
City	Chestermere
Province	Alberta
Postal Code	T1X3C3

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Closet Organizers, Gas BBQ Hookup
Parking Spaces	4
Parking	Attached Garage, Parking Pad
# of Garages	2

Interior

Appliances	Refrigerator, Range - Gas, Dishwasher, Microwave, Hood Fan
Heating	Other
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Separate entrance

Exterior

Exterior	Concrete, Stone, Vinyl siding
Exterior Features	Landscaped
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

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