

# \$689,000 - 315 Kinniburgh Loop, Chestermere

MLS® #A2235121

**\$689,000**

3 Bedroom, 3.00 Bathroom, 1,832 sqft

Residential on 0.09 Acres

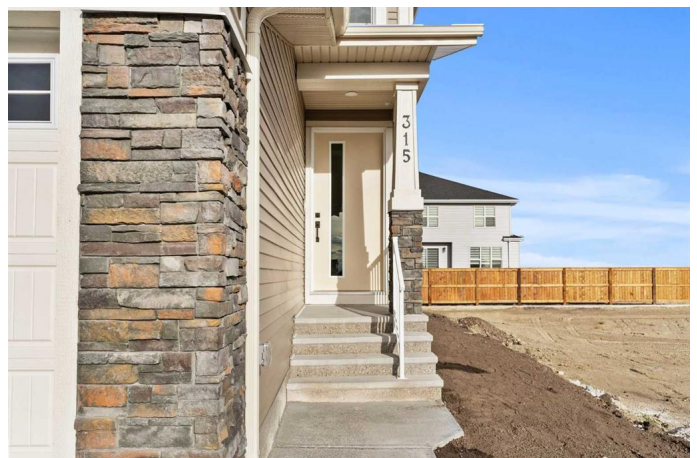
Kinniburgh South, Chestermere, Alberta

Welcome to 315 Kinniburgh Loop â€” 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 Chestermereâ€™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, youâ€™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 Homesâ€™ 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.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2235121    |
| Price          | \$689,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,832       |
| Acres          | 0.09        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 315 Kinniburgh Loop |
| Subdivision | Kinniburgh South    |
| City        | Chestermere         |
| County      | Chestermere         |
| Province    | Alberta             |
| Postal Code | T1X 3C3             |

**Amenities**

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |

# of Garages 2

## Interior

Interior Features Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Closet Organizers, Tankless Hot Water

Appliances Dishwasher, Microwave, Range Hood, Refrigerator, Electric Range, Gas Range

Heating Fireplace(s)

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric, Living Room, Insert

Has Basement Yes

Basement Partial, Exterior Entry, Partially Finished

## Exterior

Exterior Features BBQ gas line

Lot Description Front Yard, Interior Lot, Rectangular Lot, Street Lighting, City Lot, Cleared, Landscaped

Roof Asphalt

Construction Concrete, Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed August 4th, 2025

Days on Market 88

Zoning R1

## Listing Details

Listing Office Real Estate Professionals Inc.

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