

# \$769,900 - 307 Kinniburgh Loop, Chestermere

MLS® #A2242673

**\$769,900**

4 Bedroom, 3.00 Bathroom, 2,092 sqft

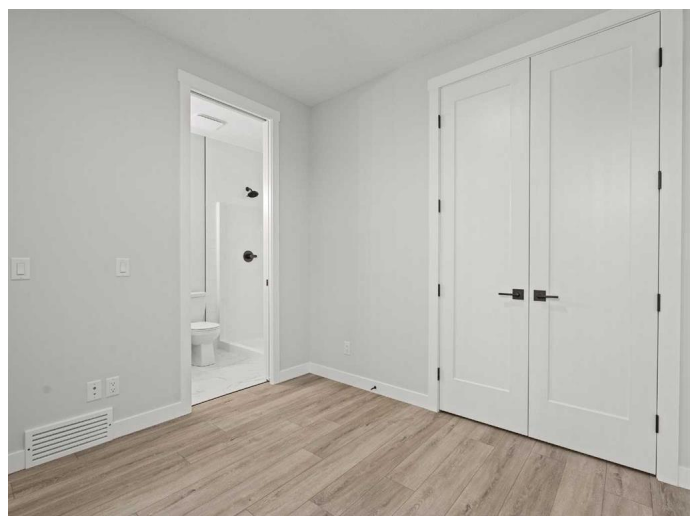
Residential on 0.09 Acres

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.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2242673    |
| Price          | \$769,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,092       |
| Acres          | 0.09        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 307 Kinniburgh Loop |
| Subdivision | Kinniburgh South    |
| City        | Chestermere         |
| County      | Chestermere         |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T1X 3C3 |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Parking Spaces | 4                                             |
| Parking        | Double Garage Attached, Driveway, Parking Pad |
| # of Garages   | 2                                             |
| Waterfront     | Canal Access, Pond                            |

### Interior

|                   |                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Tankless Hot Water |
| Appliances        | Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator                                                                                                                      |
| Heating           | Fireplace(s)                                                                                                                                                                    |
| Cooling           | None                                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                                                               |
| Fireplaces        | Electric, Living Room, Insert                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                             |
| Basement          | Exterior Entry, Partial, Partially Finished                                                                                                                                     |

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                                              |
| Lot Description   | City Lot, Cleared, Front Yard, Interior Lot, Landscaped, Rectangular Lot, Street Lighting |
| Roof              | Asphalt                                                                                   |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame                                                 |
| Foundation        | Poured Concrete                                                                           |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 11              |
| Zoning         | R1              |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.