

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

MLS® #A2242673

## \$769,900

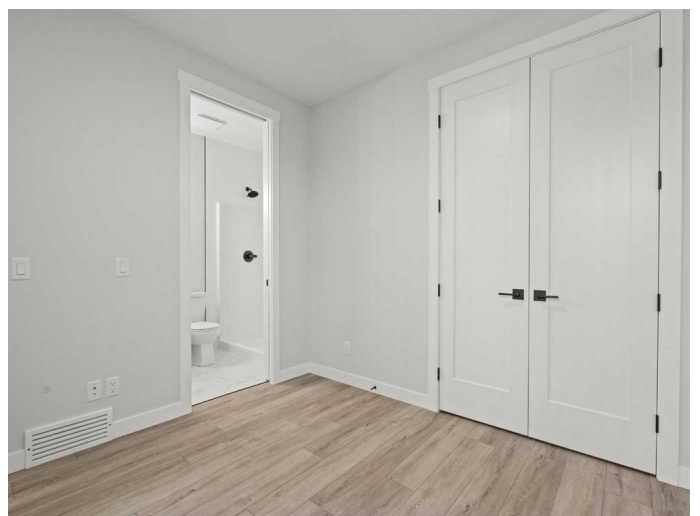
4 Bedroom, 3.00 Bathroom, 2,092 sqft  
Residential on 0.09 Acres

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, Insert, Living Room
Has Basement	Yes
Basement	Exterior Entry, Partial, Partially Finished

### Exterior

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

### Additional Information

Date Listed	July 28th, 2025
Days on Market	2
Zoning	R1

### Listing Details

Listing Office	Real Estate Professionals Inc.
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