

# **\$799,000 - 283 Kinniburgh Loop, Chestermere**

MLS® #A2206690

**\$799,000**

3 Bedroom, 3.00 Bathroom, 2,177 sqft

Residential on 0.09 Acres

Kinniburgh, Chestermere, Alberta

LIMITED TIME BUILDER PROMOTION:

DECK TO BE INCLUDED (14' BY 8') &

BLACK SAMSUNG WASHER & DRYER!

Welcome to this BRAND NEW HOME being

built in the FINAL PHASE OF KINNIBURGH

SOUTH! This GoldenHomes built home

features over 2100 SQFT of LUXURIOUS

LIVING SPACE WITH UPGRADES SUCH AS

TRIPLE PANE WINDOWS, SPICE KITCHEN,

OPEN TO BELOW FAMILY ROOM

FEATURE, SEPARATE SIDE ENTRANCE

AND MUCH MUCH MORE! The MAIN FLOOR

features LUXURY VINYL PLANKS

THROUGHOUT and an OFFICE/MAIN

FLOOR BEDROOM conveniently located off

the FOYER with a 4PC BATHROOM AS

WELL! The FAMILY ROOM BRINGS IN TONS

OF LIGHTS WITH THE OPEN TO ABOVE

CEILING! The KITCHEN is a CHEF'S DREAM

with QUARTZ COUNTERTOPS, STAINLESS

STEEL APPLIANCES, BUILT-IN

MICROWAVE AND A SPACIOUS KITCHEN

ISLAND ALL OVERLOOKING YOUR DINING

ROOM WITH ACCESS TO THE REAR DECK!

Also on the MAIN FLOOR is a SPICE

KITCHEN WITH GAS STOVE perfect for

FAMILY DINNER NIGHTS OR HEAVY

COOKING, with direct access to the

MUDROOM LEADING OFF THE DOUBLE

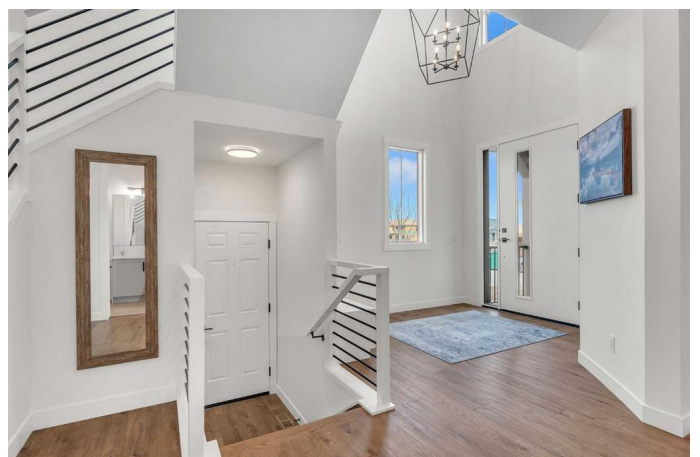
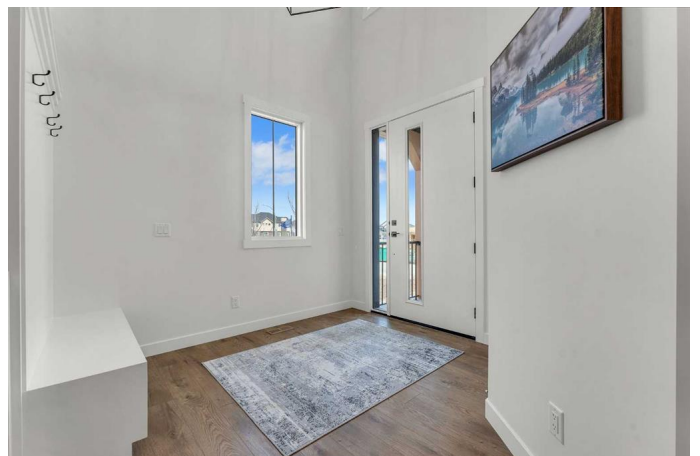
CAR GARAGE! Make your way up to the

UPPER FLOOR and you will find a

SPACIOUS BONUS ROOM and a

CONVENIENTLY PLACES LAUNDRY ROOM!

There are 3 BEDS (ONE OF WHICH IS THE



GRAND MASTER BEDROOM WITH A 5PC ENSUITE AND W.I.C, THAT HAS DIRECT ACCESS TO THE LAUNDRY ROOM) there is also an ADDITIONAL 4PC BATHROOM on the UPPER FLOOR! All the BEDROOMS HAVE WALK-IN CLOSETS! The home is located near EAST LAKE SCHOOL, CHESTERMERE LAKE, LAKESIDE GOLF CLUB AND MANY MORE SHOPPING PLAZAS AND SCHOOLS!

Built in 2025

**Essential Information**

MLS® #	A2206690
Price	\$799,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,177
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	283 Kinniburgh Loop
Subdivision	Kinniburgh
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 3C3

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Built-in Features, Vinyl Windows, Recessed Lighting
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Exterior Entry, Unfinished

## Exterior

Exterior Features	Lighting
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 3rd, 2025
Days on Market	34
Zoning	R1

## Listing Details

Listing Office	Real Broker
----------------	-------------

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.