

# **\$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

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	Built-in Features, Closet Organizers, Kitchen Island, No Animal Home,
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	No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Full, 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	29
Zoning	R1

## Listing Details

Listing Office	Real Broker
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