\$627,000 - 390 Kinniburgh Loop, Chestermere

MLS® #A2227577

\$627,000

3 Bedroom, 3.00 Bathroom, 1,779 sqft Residential on 0.08 Acres

Kinniburgh South, Chestermere, Alberta

Welcome to 390 Kinniburgh Loop – This brand new 1779 sq ft 3 bed, 2.5 bath duplex is located in the growing community of Kinniburgh South—offering a quiet, family-oriented setting just minutes from Chestermere Lake. Thoughtfully designed and built to the Golden Standard, this home combines elevated finishes, modern style, and practical comfort for today's lifestyle.

Step inside to an open-concept main floor that feels spacious and bright, with large windows that fill the space with natural light. The upgraded kitchen is the heart of the home, featuring an electric range, sleek stainless steel appliances, extended cabinetry to the ceiling, quartz countertops, and a large island perfect for cooking, hosting, or casual meals. The walk-in pantry includes built-in MDF shelving for added convenience and storage.

The dining area flows effortlessly into the cozy living room, where a modern electric fireplace adds warmth and ambiance. Just off the living space, you'll find a functional mudroom with a built-in bench and cubbiesâ€"perfect for keeping things organizedâ€"as well as a front entry that showcases a feature wall and another custom bench with nooks for added charm and utility.

Upstairs, the primary bedroom offers peaceful pond views and includes a generous walk-in closet with built-in MDF shelving. The ensuite







features dual vanities, a tiled standing shower, and a private water closetâ€"designed to offer a spa-like retreat at home. Two additional bedrooms, a full bathroom, and a separate laundry room round out the upper level.

This home also includes an upgraded party wall for enhanced sound separation and privacyâ€"an added feature that sets it apart in the duplex market. With 9-foot ceilings on the main floor, triple-pane windows, and quality craftsmanship throughout, every detail has been considered for both style and performance.

This home offers proximity to schools, parks, walking paths, and all the everyday essentials while still maintaining a quiet, residential feel.

Built in 2025

Half Baths

Essential Information

MLS® # A2227577
Price \$627,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2

Square Footage 1,779
Acres 0.08
Year Built 2025

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

1

Status Active

Community Information

Address 390 Kinniburgh Loop
Subdivision Kinniburgh South
City Chestermere

County Chestermere

Province Alberta
Postal Code T1X 3C4

Amenities

Parking Spaces 4

Parking Double Garage Attached, Driveway, Garage Door Opener, Parking Pad

of Garages 2

Interior

Interior Features Built-in Features, Closet Organizers, Double Vanity, Kitchen Island,

Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Storage, Walk-In Closet(s), Recessed Lighting, Tankless Hot

Water

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

Heating Fireplace(s)

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Electric, Living Room

Has Basement Yes

Basement Partial, Partially Finished

Exterior

Exterior Features BBQ gas line, Lighting, Private Entrance

Lot Description Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, No

Neighbours Behind, Pie Shaped Lot, Street Lighting

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 16th, 2025

Days on Market 68
Zoning R2

Listing Details

Listing Office Real Estate Professionals Inc.

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