

# **\$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 | 38              |
| Zoning         | R1              |

## Listing Details

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

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