\$849,900 - 303 Kinniburgh Loop, Chestermere

MLS® #A2270119

\$849,900

4 Bedroom, 4.00 Bathroom, 2,648 sqft Residential on 0.09 Acres

Kinniburgh South, Chestermere, Alberta

Welcome to 303 Kinniburgh Loop – a stunning 2,648 SQFT Golden Homes masterpiece offering 4–5 bedrooms, 4 full bathrooms, and exceptional craftsmanship throughout.

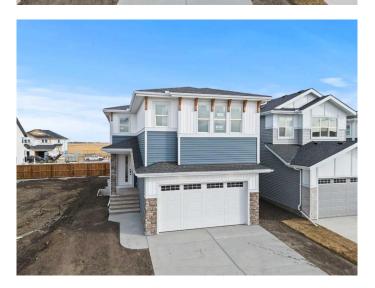
As you enter, you're greeted by a grand open-to-below foyer, setting the tone for the luxury and spaciousness found in every corner of this home. The main floor features a full bedroom with direct access to a 3-piece bathroom with a standing shower â€" perfect for guests or multigenerational living. You'II also find a private enclosed office, which can easily serve as a fifth bedroom if needed.

At the rear of the home, the layout opens into a bright and inviting living space, featuring a large living room with an electric fireplace and oversized triple-pane windows that flood the space with natural light. The gourmet kitchen is a showstopper, equipped with high-end Samsung stainless steel appliances, quartz countertops, full-height custom cabinets, black hardware, an oversized island, and premium finishes throughout. For everyday convenience, the home also includes a fully equipped spice kitchen.

The main floor is completed with true 9' ceilings, 8' doors, luxury vinyl plank flooring, a side entrance to the basement, soft-close cabinetry, upgraded triple-pane windows, and







a spacious coat closet.

Upstairs, you'II find two primary bedrooms, each with its own ensuite and walk-in closet. The main primary suite offers a large 5-piece ensuite with an enclosed toilet, full wall tile, and a spacious walk-in closet with upgraded MDF shelving. The second primary bedroom includes a 3-piece ensuite with a standing shower and its own walk-in closet. A third generously sized bedroom also features a walk-in closet and easy access to a nearby 4-piece bathroom.

The upper floor is completed with a large bonus room and a full laundry room, finished with quartz countertops, a sink, and tiled flooring.

As with all Golden Homes builds, this home comes fully loaded with premium standards including landscaping with full lot grading and loaming, sod to the side entry, and a front-yard tree; true 9' ceilings on both the main floor and basement; tall 8' doors on the main floor; a side entrance; a front door with a built-in window; a mosaic tile shower base; no dropped beams; oversized triple-pane windows; matte black iron spindle railings and hardware; upgraded MDF shelving; upgraded carpet underlay; a tankless hot water heater; smart home features and appliances; an oversized quartz kitchen island; gas line to the deck for outdoor grilling; full-height painted kitchen cabinets; a fully roughed-in basement with an enclosed mechanical room; a complete HRV system; an electric fireplace; full-height wall tile in the ensuite shower; metal soft-close drawers; solar panel rough-in; tile flooring in all full bathrooms and the laundry room; and gas rough-in for a future garage heater.

Essential Information

MLS® # A2270119 Price \$849,900

Bedrooms 4

Bathrooms 4.00

Full Baths 4

Square Footage 2,648
Acres 0.09
Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 303 Kinniburgh Loop

Subdivision Kinniburgh South

City Chestermere
County Chestermere

Province Alberta
Postal Code T1X 3C3

Amenities

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double

Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Tankless Hot Water, Vinyl Windows, Walk-In

Closet(s), Solar Tube(s), Sump Pump(s), Track Lighting

Appliances Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Electric

Has Basement Yes
Basement Full

Exterior

Exterior Features BBQ gas line, Lighting, Private Entrance

Lot Description Back Yard, Few Trees, Front Yard, Landscaped, Level, Rectangular Lot,

Street Lighting, Interior Lot

Roof Asphalt Shingle

Construction Brick, Concrete, Vinyl Siding, Wood Frame, Manufactured Floor Joist

Foundation Poured Concrete

Additional Information

Date Listed November 14th, 2025

Zoning R1

Listing Details

Listing Office Real Estate Professionals Inc.

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