

# \$627,000 - 390 Kinniburgh Loop, Chestermere

MLS® #A2227577

**\$627,000**

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

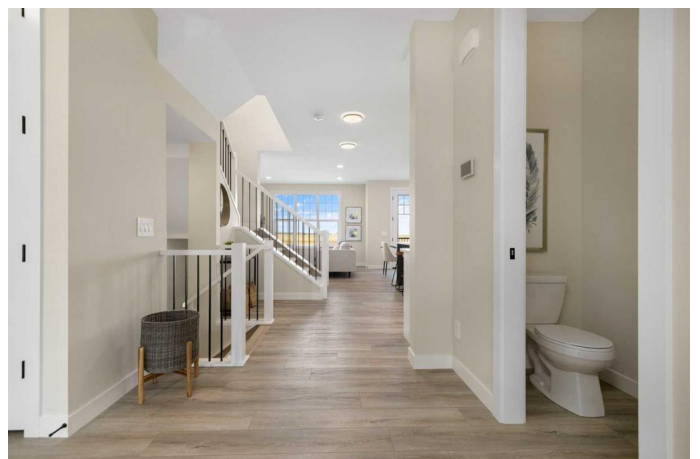
Kinniburgh South, Chestermere, Alberta

Welcome to 390 Kinniburgh Loop â€“ This brand new 1779 sq ft 3 bed, 2.5 bath duplex is located in the growing community of Kinniburgh Southâ€™ 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 todayâ€™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

**Essential Information**

MLS® #	A2227577
Price	\$627,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,779
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
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	70
Zoning	R2

### Listing Details

Listing Office	Real Estate Professionals Inc.
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