



GRASSROOTS

REALTY GROUP

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**302 Kinniburgh Loop
Chestermere, Alberta**

MLS # A2320577



\$799,000

Division:	Kinniburgh South		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,203 sq.ft.	Age:	2026 (0 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Interior Lot, Landscaped, Sloped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
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, Smart Home, Soaking Tub, Tankless Hot Water, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Welcome to 302 Kinniburgh Loop – A Stunning 6-Bedroom Walkout by Golden Homes in Kinniburgh South! This brand new home offers 3,088 SQFT of total developed living space across three levels — backing directly onto a walking and biking path and pond, with unobstructed mountain views that make every day feel like a retreat. A rare opportunity in one of Chestermere's most sought-after communities. From the curb, this home stands out with its upgraded elevation featuring natural timber beams and sleek black windows, delivering bold, contemporary character. Inside, the open-concept main floor flows seamlessly through the family room that is open to below, dining area, and gourmet kitchen, complete with a large quartz island, full-height painted cabinetry, stainless steel appliances, and premium finishes throughout. A dedicated spice kitchen keeps your main kitchen show-ready for everyday cooking and entertaining. The main floor is completed with true 9' ceilings, 8' doors, a mudroom, and an office/optional bedroom. Upstairs, the primary bedroom features a luxurious 5-piece ensuite with a freestanding tub, fully tiled shower with glass doors, double vanity, and private enclosed toilet — connecting directly to a spacious walk-in closet with built-in MDF shelving and the upper-level laundry room. Two additional bedrooms share a well-appointed Jack & Jill bathroom, while a generous bonus room — perfectly positioned to capture those mountain views — completes the upper level. The fully finished walkout basement is flooded with natural light through oversized triple-pane windows and a sliding glass door that opens to your backyard. Step onto the concrete patio and take in the pond, pathway, and mountains stretching across the horizon. The basement also offers two additional bedrooms, a 3-piece bathroom, a large wet bar, and a

spacious recreation room — ideal for extended family or entertaining. As with every Golden Homes build, this home includes the signature Golden Standard features: true 9' ceilings on the main floor and basement, 8' interior doors on the main floor, triple-pane oversized windows, quartz countertops throughout, upgraded MDF shelving, full-height kitchen cabinets, tankless hot water heater, HRV system, gas line to the deck, solar panel rough-in, enclosed mechanical room, upgraded carpet underlay, smart home features, and premium landscaping with sod and a tree in the front yard. With its unbeatable location backing onto the pond and pathway, breathtaking mountain views, finished walkout basement, spice kitchen, and striking upgraded exterior, 302 Kinniburgh Loop is one of the finest offerings in Kinniburgh South. Photos are of the same model and may not reflect exact finishes. Specifications are subject to change without notice. This home is priced using Golden Homes Open Book Policy, giving buyers full transparency into construction costs, overhead, and builder margins please come by the showhome (278 Kinniburgh Loop Chestermere) for more information.