



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

427 Kinniburgh Loop
Chestermere, Alberta

MLS # A2332162



\$640,000

Division:	Kinniburgh South		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,105 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Front Yard		

Heating: Forced Air

Floors: Carpet, Tile, Vinyl Plank

Roof: Asphalt

Basement: Full

Exterior: Brick, Concrete, Vinyl Siding

Foundation: Poured Concrete

Features: Double Vanity, Kitchen Island, Pantry, Quartz Counters, Separate Entrance

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: N/A

Welcome home to 427 Kinniburgh Loop, a bright 2100 sqft semi-detached home with 4 bedrooms, 3 bathrooms, and a double car garage in Chestermere's Kinniburgh community. Step through the front door and see the kitchen has crisp white cabinetry, quartz counters, a big island for seating, and stainless steel appliances, flowing right into the dining space and a living room with a built-in fireplace. A walk-through pantry and rear mudroom keep everything organized, with garage access and extra storage for shoes and coats. Upstairs, the primary bedroom has green space views, beautiful primary private ensuite with a glass shower and quartz vanity. Two more bedrooms, a full bath, and a bonus room round out the top floor. Out back, a great sized deck with a gas BBQ hookup and privacy panel looks out over green space, great for relaxing or hosting. Matte black fixtures, laminate flooring, and a smart thermostat add a modern touch throughout. Close to parks, schools, and everyday amenities, a solid, move-in-ready home in a great location.