



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**319 Kinniburgh Loop
Chestermere, Alberta**

MLS # A2337606



\$763,900

Division:	Kinniburgh North		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,537 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Level, Pie Shaped Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, 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, Soaking Tub, Solar Tube(s), Tankless Hot Water

Inclusions: N/A

319 Kinniburgh Loop – Over 2,500 SQFT, 5 Bedrooms & Large Pie-Shaped Backyard At A Competitive Price! Welcome to 319 Kinniburgh Loop, a stunning 5-bedroom, 3-bathroom home offering over 2,500 SQFT of thoughtfully designed living space in the sought-after community of Kinniburgh South. Situated on a large pie-shaped lot with an expansive backyard, this home combines luxury finishes, exceptional functionality, and the quality craftsmanship Golden Homes is known for. The main floor is designed to accommodate modern family living, featuring a bedroom and full bathroom, making it perfect for guests, extended family, or a private home office. The spacious open-concept layout includes a bright family room, generous dining area, and a chef-inspired kitchen complete with an oversized quartz island, stainless steel appliances, full-height painted cabinetry, and premium finishes throughout. A dedicated spice kitchen with a second gas range provides additional cooking space and convenience, while the functional mudroom with upgraded MDF shelving helps keep everyday life organized. The home also features a side entrance, offering excellent future development potential and added flexibility. Upstairs, you'll find four additional bedrooms, including a luxurious primary retreat featuring a spa-inspired 5-piece ensuite with a freestanding soaker tub, dual vanities, a fully tiled shower with mosaic base, and a private water closet. The ensuite flows into a spacious walk-in closet complete with built-in MDF shelving and drawers, which conveniently connects directly to the laundry room. Two secondary bedrooms share a thoughtfully designed Jack & Jill bathroom with dual sinks and a separate toilet and shower area, while the additional bedroom and spacious bonus room provide plenty of room for a growing family. The basement offers endless possibilities

for future development and features a side entrance, oversized triple-pane windows that bring in abundant natural light, creating a bright and welcoming space. The basement also includes a separate enclosed mechanical room for added convenience and safety. This home is loaded with premium upgrades, including side entrance, two gas ranges, stainless steel appliances, black painted railings with black iron spindles, matte black fixtures throughout with elegant gold accents in the kitchen, full-height painted cabinetry, upgraded carpet underlay, and metal-sided soft-close drawers. As with every Golden Homes build, this property includes the renowned Golden Standard Features Package, featuring true 9-foot ceilings on the main floor and basement, 8-foot interior doors on the main floor, oversized triple-pane windows, a tankless hot water heater, HRV system, smart home features, a gas line to the rear deck, garage heater rough-in, solar panel rough-in, and professionally prepared landscaping. Photos are of similar model, selections are subject to change.