

# \$669,900 - 390 Kinniburgh Loop, Chestermere

MLS® #A2227577

**\$669,900**

3 Bedroom, 3.00 Bathroom, 1,779 sqft

Residential on 0.08 Acres

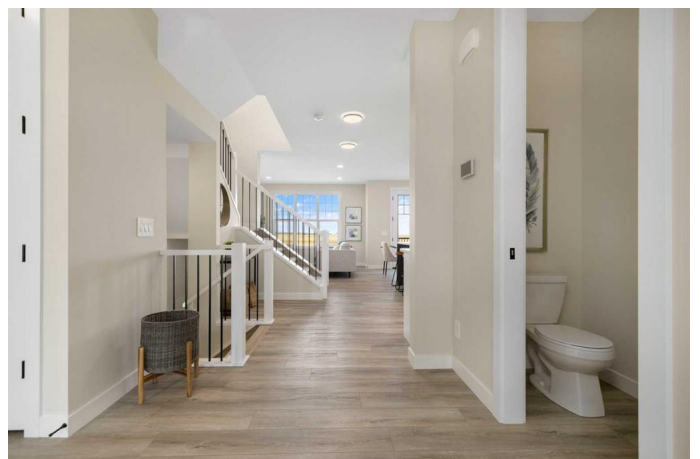
Kinniburgh, Chestermere, Alberta

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 closet—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 privacy—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          | \$669,900              |
| 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          |
| 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, Recessed Lighting, Separate Entrance, Storage, Tankless Hot Water, Walk-In Closet(s), Smart Home |
| 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 | 1               |
| Zoning         | R2              |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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