

203 Kinniburgh Loop
Chestermere, Alberta

MLS # A2171696



\$879,900

Division:	Kinniburgh		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,312 sq.ft.	Age:	2024 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Driveway, Garage Door Opener, Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Street Lighting		

Heating:	ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Partial, Partially Finished	LLD:	-
Exterior:	Concrete, Manufactured Floor Joist, 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, Smart Home, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 203 Kinniburgh Loop, a beautifully designed 4-bedroom, 3-bathroom home on an oversized pie lot. This home is built by the renowned Golden Homes, a five-star builder celebrated for exceptional quality and craftsmanship. This stunning property offers a perfect blend of modern time-less pallet and thoughtful design features for comfortable living in one of Chestermere's most sought-after neighborhoods. The home boasts an impressive open-to-below layout that creates a grand, airy feel as you enter the home. A main floor bedroom and full bathroom provide convenience and flexibility, perfect for hosting guests or accommodating multi-generational living. The triple car garage offers plenty of space for vehicles and storage, with the added convenience of a side entrance. Inside, the home features 9-foot ceilings on both the main floor and in the basement, enhancing the spacious feel. The kitchen is outfitted with high-end cabinetry that extends to the ceiling, gas range, spindle railings and a Gas Fireplace. This home also features triple-pane windows, built-in MDF shelves throughout, separate entrance, Quartz counters and more. The luxurious master suite offers a serene retreat, complete with a free-standing tub, double vanity closed off toilet and glass free standing shower offers a retreat for all who enter. Designed with energy efficiency and future readiness in mind, the home comes with a solar panel rough-in and gas lines for the BBQ and garage heater locations, making outdoor entertaining and future upgrades effortless. With its thoughtful design and Golden Homes' attention to detail, 203 Kinniburgh Loop offers everything a family could want.