

**283 Kinniburgh Loop  
Chestermere, Alberta**

**MLS # A2206690**



**\$799,000**

<b>Division:</b>	Kinniburgh		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,177 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Gas Range x2		

Welcome to this BRAND NEW HOME being built in the FINAL PHASE OF KINNIBURGH SOUTH! This GoldenHomes built home features over 2100 SQFT of LUXURIOUS LIVING SPACE WITH UPGRADES SUCH AS TRIPLE PANE WINDOWS, SPICE KITCHEN, OPEN TO BELOW FAMILY ROOM FEATURE, SEPARATE SIDE ENTRANCE AND MUCH MUCH MORE! The MAIN FLOOR features LUXURY VINYL PLANKS THROUGHOUT and an OFFICE/MAIN FLOOR BEDROOM conveniently located off the FOYER with a 4PC BATHROOM AS WELL! The FAMILY ROOM BRINGS IN TONS OF LIGHTS WITH THE OPEN TO ABOVE CEILING! The KITCHEN is a CHEF'S DREAM with QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, BUILT-IN MICROWAVE AND A SPACIOUS KITCHEN ISLAND ALL OVERLOOKING YOUR DINING ROOM WITH ACCESS TO THE REAR DECK! Also on the MAIN FLOOR is a SPICE KITCHEN WITH GAS STOVE perfect for FAMILY DINNER NIGHTS OR HEAVY COOKING, with direct access to the MUDROOM LEADING OFF THE DOUBLE CAR GARAGE! Make your way up to the UPPER FLOOR and you will find a SPACIOUS BONUS ROOM and a CONVENIENTLY PLACES LAUNDRY ROOM! There are 3 BEDS (ONE OF WHICH IS THE GRAND MASTER BEDROOM WITH A 5PC ENSUITE AND W.I.C, THAT HAS DIRECT ACCESS TO THE LAUNDRY ROOM) there is also an ADDITIONAL 4PC BATHROOM on the UPPER FLOOR! All the BEDROOMS HAVE WALK-IN CLOSETS! The home is located near EAST LAKE SCHOOL, CHESTERMERE LAKE, LAKESIDE GOLF CLUB AND MANY MORE SHOPPING PLAZAS AND SCHOOLS!