# \$665,000 - 466 Kinniburgh Loop, Chestermere

MLS® #A2231718

#### \$665,000

4 Bedroom, 3.00 Bathroom, 2,085 sqft Residential on 0.08 Acres

Kinniburgh South, Chestermere, Alberta

Welcome to 466 Kinniburgh Loop â€" a beautifully designed 2,085 sq ft home in the sought-after community of Kinniburgh South, Chestermere. Built to the Golden Standard, this 4-bedroom, 3-bathroom home blends thoughtful design, premium finishes, and quality craftsmanshipâ€"perfect for growing families.

Step inside to a striking open-to-below entryway and enjoy true 9-foot ceilings on both the main floor and basement, creating a spacious and modern atmosphere. The main floor also features a full bedroom and 3-piece bathroom, ideal for guests, extended family, or a private home office.

The heart of the home is the gourmet kitchen, showcasing:

Upgraded stainless steel appliances

**Built-in microwave** 

Large island with quartz countertops

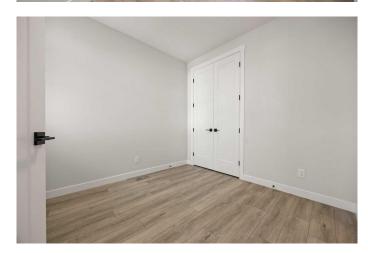
Ceiling-height cabinetry

Walk-through pantry with custom MDF shelving, connecting the garage, mudroom, and kitchen for seamless flow

Upgraded lighting and matte black hardware for a stylish, contemporary finish







The bright dining area opens to the backyard through sliding patio doors, while the inviting living room features a sleek fireplace and ample space for gathering with family and friends.

Upstairs, the primary suite offers a luxurious retreat, complete with:

A spacious bedroom

A spa-like 5-piece ensuite with free-standing tub, dual vanities, and tiled shower

A walk-through laundry room that connects to a custom MDF walk-in closet

Two additional upstairs bedrooms provide flexibilityâ€"one with direct access to the 4-piece bathroom, offering a second primary-style setup that's perfect for teens, in-laws, or long-term guests.

Golden Standard Features Include: Triple-pane windows for maximum comfort and efficiency

Spindle railings and matte black hardware throughout

Cabinetry to ceiling in kitchen

Custom MDF shelving in pantry and closets

Gas line rough-ins to the BBQ and garage heater

Solar panel rough-in for future energy upgrades

Located just minutes from top-rated schools, shopping, parks, and Chestermere Lakeâ€"with easy accessâ€"466 Kinniburgh Loop offers the perfect blend of comfort, function, and high-end finishings in a family-friendly community.

Experience the Golden Standardâ€"where craftsmanship and everyday comfort meet.

Built in 2025

#### **Essential Information**

MLS® # A2231718 Price \$665,000

Bedrooms 4

Bathrooms 3.00 Full Baths 3

Square Footage 2,085

Acres 0.08 Year Built 2025

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

## **Community Information**

Address 466 Kinniburgh Loop

Subdivision Kinniburgh South

City Chestermere County Chestermere

Province Alberta
Postal Code T1X 3C2

#### **Amenities**

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached, Driveway, Front Drive,

Garage Door Opener, Parking Pad

# of Garages 2

#### Interior

Interior Features Bathroom Rough-in, Built-in Features, Closet Organizers, Double Vanity,

High Ceilings, Open Floorplan, Pantry, Quartz Counters, Separate

Entrance, Tankless Hot Water, Walk-In Closet(s), Smart Home

Appliances Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator

Heating Electric, Fireplace(s)

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Electric, Living Room

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features Private Entrance

Lot Description City Lot, No Neighbours Behind, Rectangular Lot, Street Lighting

Roof Asphalt

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 4th, 2025

Days on Market 50 Zoning R2

### **Listing Details**

Listing Office Real Estate Professionals Inc.

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