

466 Kinniburgh Loop  
Chestermere, Alberta

MLS # A2231718



# \$665,000

|                  |                                                                          |               |                  |
|------------------|--------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Kinniburgh South                                                         |               |                  |
| <b>Type:</b>     | Residential/Duplex                                                       |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                                          |               |                  |
| <b>Size:</b>     | 2,085 sq.ft.                                                             | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 4                                                                        | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage |               |                  |
| <b>Lot Size:</b> | 0.08 Acre                                                                |               |                  |
| <b>Lot Feat:</b> | City Lot, No Neighbours Behind, Rectangular Lot, Street Lighting         |               |                  |

|                    |                                                                                                                                                                                                      |                   |    |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Electric, Fireplace(s)                                                                                                                                                                               | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Tile, Vinyl                                                                                                                                                                                  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt                                                                                                                                                                                              | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full, Partially Finished                                                                                                                                                                             | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame                                                                                                                                                                   | <b>Zoning:</b>    | R2 |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                      | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Bathroom Rough-in, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Tankless Hot Water, Walk-In Closet(s) |                   |    |
| <b>Inclusions:</b> | N/A                                                                                                                                                                                                  |                   |    |

Welcome to 466 Kinniburgh Loop &mdash; 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 craftsmanship&mdash;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 flexibility&mdash;one with direct access to the 4-piece bathroom, offering a second primary-style setup that&rsquo;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 Lake—with easy access—466 Kinniburgh Loop offers the perfect blend of comfort, function, and high-end finishings in a family-friendly community. Experience the Golden Standard—where craftsmanship and everyday comfort meet.