

# \$669,900 - 491 Kinniburgh Loop, Chestermere

MLS® #A2213991

**\$669,900**

3 Bedroom, 3.00 Bathroom, 1,840 sqft

Residential on 0.07 Acres

Kinniburgh, Chestermere, Alberta

**LIMITED-TIME BUILDER PROMOTION!**

Receive a Washer & Dryer, a 10' x 11' Completed Deck, and a Garage Heater with Your New Home!

Welcome to 491 Kinniburgh Loop—a beautifully designed 1,839 sq. ft. duplex in the prestigious community of Kinniburgh South, Chestermere! Expertly crafted by Golden Homes, this residence blends luxury, functionality, and modern living—all within minutes of the shimmering Lake Chestermere.

? Main Floor Features:

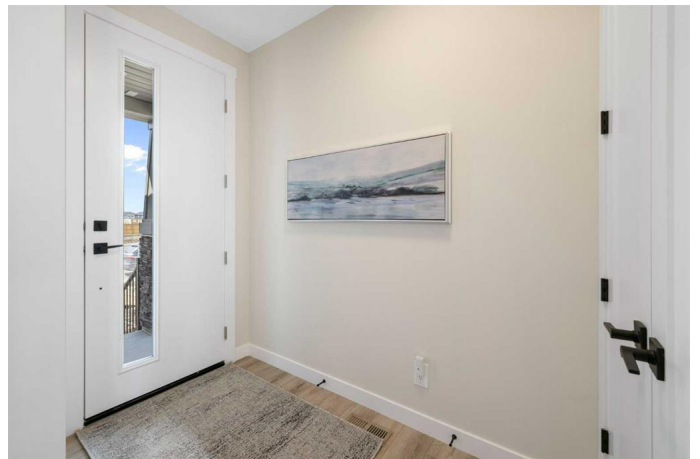
Inviting open-concept layout with soaring 9' ceilings and 8-foot doors, creating a grand sense of space and luxury.

A double front-attached garage and charming curb appeal set the tone for quality and style.

A chef-inspired kitchen boasting a striking two-tone design, quartz countertops, and an expansive island with seating—ideal for family gatherings and entertaining.

Smart stainless steel appliances and ceiling-height cabinetry provide both elegance and practicality.

Convenient side entrance, adding lots of flexibility.



### ??? Upper-Level Features:

The luxurious primary suite features a spa-inspired 5-piece ensuite with a stunning freestanding tub and a custom walk-in closet with built-ins for optimal storage.

Two additional spacious bedrooms with large windows that fill the rooms with natural light.

A full bathroom conveniently serves the secondary bedrooms.

Thoughtfully placed upstairs laundry room for added convenience.

### ?? Premium Features Throughout:

8-foot doors on the main floor for that elevated, upscale feel.

High-efficiency triple-pane windows for energy savings and noise reduction. Upgraded party wall to drastically reduce sounds transfer through walls.

Upgraded spindle railings and MDF shelving throughout and so much more showcasing Golden Homes' attention to detail.

The home will be fully landscaped with the entire lot graded and loamed with sod to your side entrance and a tree planted in your front yard, adding immediate curb appeal and outdoor enjoyment.

### ?? Outdoor & Garage Perks:

Enjoy your summer evenings with this east facing home and enjoy the afternoon/evening sun.

The double car oversized attached garage. Measuring 20'x22'.

??? Prime Location:

Located at 491 Kinniburgh Loop, this home is nestled in a quiet, family-friendly neighborhood, just a 5â€10 minute drive to schools, stores, and everyday amenities. Plus, Lake Chestermere is only minutes away, offering endless opportunities for recreation and leisure.

Built in 2025

Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2213991               |
| Price          | \$669,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,840                  |
| Acres          | 0.07                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

Community Information

|             |                     |
|-------------|---------------------|
| Address     | 491 Kinniburgh Loop |
| Subdivision | Kinniburgh          |
| City        | Chestermere         |
| County      | Chestermere         |
| Province    | Alberta             |
| Postal Code | T1X 3C2             |

Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior 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, Recessed Lighting, Separate Entrance, Smart Home, Soaking Tub, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator                                                                                                                                                                                                                                                            |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                                                                                                    |
| Cooling           | None                                                                                                                                                                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                                                                          |
| Fireplaces        | Electric                                                                                                                                                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                                                        |
| Basement          | Exterior Entry, Partial, Partially Finished                                                                                                                                                                                                                                                                                |

## Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Lighting, Private Entrance                                                                  |
| Lot Description   | Back Yard, Cleared, Few Trees, Front Yard, Interior Lot, Lawn, Open Lot, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                           |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame, Manufactured Floor Joist                                       |
| Foundation        | Poured Concrete                                                                                           |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 1             |
| Zoning         | R2            |

## Listing Details

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

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