

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

MLS® #A2196197

**\$669,900**

3 Bedroom, 3.00 Bathroom, 1,840 sqft  
Residential on 0.07 Acres

Kinniburgh, Chestermere, Alberta

Welcome to 491 Kinniburgh Loop, a beautifully new build featuring 3-bedrooms, 2.5-bathrooms. This duplex located in one of Chestermere's most desirable neighborhoods and is built by the reputable Golden Homes, this property offers a perfect balance of modern style and thoughtful design, making it an ideal home for families.

The main floor is designed with an open-concept layout, featuring a spacious living area with an electric fireplace, creating a cozy and inviting atmosphere. The kitchen is well-appointed with ceiling-height cabinetry, sleek Quartz countertops, and stainless steel appliances, including an electric stove, making it both functional and stylish. A convenient half-bath adds extra practicality for guests.

Upstairs, the primary bedroom offers a tranquil retreat, complete with a double vanity, a glass-enclosed shower, a beautiful standing tub, and a separate enclosed toilet area for added privacy. Two additional bedrooms provide ample space for family or guests, and the full bathroom is tastefully designed with modern finishes.

The home also includes a two-car garage, providing plenty of room for vehicles and additional storage. With 9-foot ceilings on both the main floor and in the basement, the home feels open and airy. Additional features include triple-pane windows, built-in MDF shelves



throughout, and energy-efficient upgrades such as a solar panel rough-in and gas lines for a BBQ.

491 Kinniburgh Loop offers a high-quality living experience with all the modern amenities your family needs, combining comfort, style, and practicality in one exceptional home. All Photos are of the same completed model. Builder specification are subject to change.

Built in 2025

**Essential Information**

MLS® #	A2196197
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, Driveway, Front Drive

# of Garages 2

## Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Soaking Tub, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)

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

Heating High Efficiency, Fireplace(s), Forced Air, Natural Gas, Other

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric, Living Room

Has Basement Yes

Basement Exterior Entry, Partial, Partially Finished

## Exterior

Exterior Features BBQ gas line, Lighting

Lot Description Back Yard, Few Trees, Front Yard, Interior Lot, Rectangular Lot

Roof Asphalt

Construction Concrete, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed February 26th, 2025

Days on Market 50

Zoning R2

## Listing Details

Listing Office Real Estate Professionals Inc.

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