\$660,000 - 491 Kinniburgh Loop, Chestermere

MLS® #A2213991

\$660,000

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 Loopâ€"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 livingâ€"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.

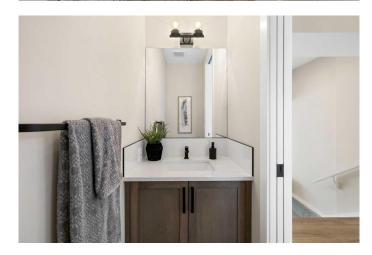
A chef-inspired kitchen boasting a striking two-tone design, quartz countertops, and an expansive island with seatingâ€"ideal for family gatherings and entertaining.

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 5–10 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 \$660,000

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,

Rectangular Lot, Street Lighting, Open Lot

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 22 Zoning R2

Listing Details

Listing Office Real Estate Professionals Inc.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.