

# \$658,000 - 479 Kinniburgh Loop, Chestermere

MLS® #A2244624

## \$658,000

3 Bedroom, 3.00 Bathroom, 2,134 sqft

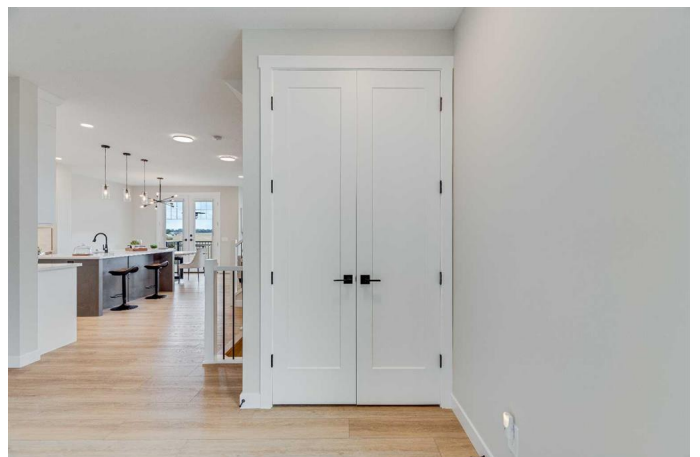
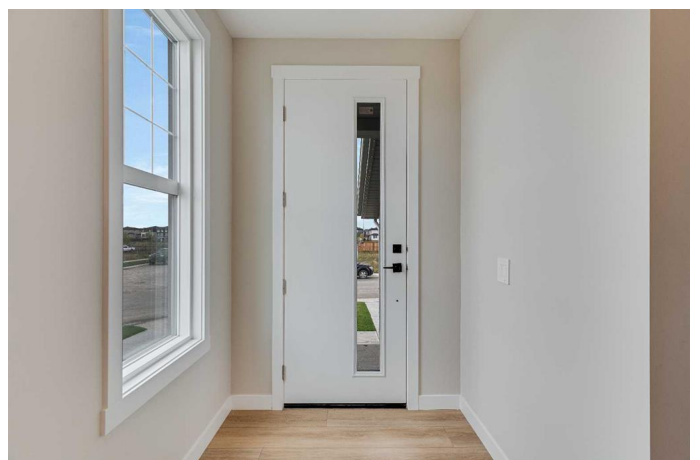
Residential on 0.07 Acres

Kinniburgh South, Chestermere, Alberta

Welcome to 479 Kinniburgh Loop. This beautifully designed 2135 SQFT semi-detached home, built by 5-star builder Golden Homes, sits on a conventional lot with an oversized double car front-attached garage, offering the perfect combination of functionality and modern craftsmanship in one of Chestermere's most desirable communities.

The main floor welcomes you with 9-foot ceilings, 8-foot doors, and an open-concept layout that's both spacious and practical. The heart of the main floor is the upgraded kitchen, featuring two-tone cabinetry—Chantilly Lace white perimeter cabinets and a dark island—quartz countertops in the kitchen and throughout the home, soft-close drawers with metal sides, and upgraded Samsung stainless steel appliances. The main floor also features a built-in microwave with a luxury stainless steel trim and a walk-in pantry with built-in shelves, ideal for storing everything from food to small appliances and dishware.

The main level continues with a large dining area filled with light from the oversized triple-pane windows, a cozy living room with an electric fireplace, and glass sliding doors that lead to your backyard. Additional highlights include a half bath, side entrance, and a finished staircase to the basement, offering endless future development opportunities. The basement is fully roughed-in and includes a separate mechanical room for



added safety and convenience.

Making your way upstairs, youâ€™re greeted by an oversized staircase with iron spindle railings and an open-to-below feature that adds even more space and light. The primary bedroom offers luxury finishings with a 5-piece ensuite, showcasing a fully tiled shower with glass doors, freestanding tub, double vanity, and a private enclosed toilet. The walk-in closet is custom-designed with built-in drawers and shelving.

Two additional bedrooms each have their own walk-in closets and share a well-designed Jack & Jill bathroom with a double vanity and a separated toilet/shower spaceâ€”perfect for daily convenience. The upper level also includes a laundry room with quartz countertop and shelving.

Located in the family-friendly neighborhood of Kinniburgh South, this is your opportunity to own a brand new, thoughtfully upgraded home close to schools, parks, and everyday amenities an be part of the Golden Homes family!

Built in 2025

Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2244624               |
| Price          | \$658,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,134                  |
| Acres          | 0.07                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 479 Kinniburgh Loop |
| Subdivision | Kinniburgh South    |
| 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, Storage, 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                                                                     |
| Lot Description   | Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                            |
| Construction      | Concrete, Manufactured Floor Joist, Stone, Vinyl Siding, Wood Frame                        |
| Foundation        | Poured Concrete                                                                            |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 43              |
| Zoning         | R2              |

**Listing Details**

Listing Office                      Real Estate Professionals Inc.

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.