

# \$665,000 - 466 Kinniburgh Loop, Chestermere

MLS® #A2231718

**\$665,000**

4 Bedroom, 3.00 Bathroom, 2,085 sqft  
Residential on 0.08 Acres

Kinniburgh South, Chestermere, Alberta

Welcome to 466 Kinniburgh Loop â€” 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 craftsmanshipâ€”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—one with direct access to the 4-piece bathroom, offering a second primary-style setup that'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.

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2231718               |
| Price          | \$665,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,085                  |
| Acres          | 0.08                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 466 Kinniburgh Loop |
| Subdivision | Kinniburgh South    |
| City        | Chestermere         |
| County      | Chestermere         |
| Province    | Alberta             |
| Postal Code | T1X 3C2             |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Parking Pad |
| # of Garages   | 2   |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | 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) |
| Appliances      | Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator  |
| Heating         | Electric, Fireplace(s)   |
| Cooling         | None   |
| Fireplace       | Yes  |
| # of Fireplaces | 1  |
| Fireplaces      | Electric, Living Room  |
| Has Basement    | Yes  |
| Basement        | Full, Partially Finished   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Entrance   |
| Lot Description   | City Lot, No Neighbours Behind, Rectangular Lot, Street Lighting |
| Roof              | Asphalt  |
| Construction      | Concrete, Vinyl Siding, Wood Frame                               |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 9              |
| Zoning         | R2             |

## Listing Details

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

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