

\$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, Tankless Hot Water, Walk-In Closet(s), Smart Home |
| 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

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|----------------|----------------|
| Date Listed | July 4th, 2025 |
| Days on Market | 51 |
| Zoning | R2 |

Listing Details

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

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