

# \$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,
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	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	15
Zoning	R2

## Listing Details

Listing Office	Real Estate Professionals Inc.
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