

491 Kinniburgh Loop
Chestermere, Alberta

MLS # A2196197



\$675,000

Division:	Kinniburgh		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,840 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Interior Lot, Rectangular Lot		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas, Other	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Soaking Tub, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)

Inclusions: N/A

Welcome to 491 Kinniburgh Loop, a beautifully new build featuring 3-bedrooms, 2.5-bathrooms. This duplex located in one of Chestermere's most desirable neighborhoods and is built by the reputable Golden Homes, this property offers a perfect balance of modern style and thoughtful design, making it an ideal home for families. The main floor is designed with an open-concept layout, featuring a spacious living area with an electric fireplace, creating a cozy and inviting atmosphere. The kitchen is well-appointed with ceiling-height cabinetry, sleek Quartz countertops, and stainless steel appliances, including an electric stove, making it both functional and stylish. A convenient half-bath adds extra practicality for guests. Upstairs, the primary bedroom offers a tranquil retreat, complete with a double vanity, a glass-enclosed shower, a beautiful standing tub, and a separate enclosed toilet area for added privacy. Two additional bedrooms provide ample space for family or guests, and the full bathroom is tastefully designed with modern finishes. The home also includes a two-car garage, providing plenty of room for vehicles and additional storage. With 9-foot ceilings on both the main floor and in the basement, the home feels open and airy. Additional features include triple-pane windows, built-in MDF shelves throughout, and energy-efficient upgrades such as a solar panel rough-in and gas lines for a BBQ. 491 Kinniburgh Loop offers a high-quality living experience with all the modern amenities your family needs, combining comfort, style, and practicality in one exceptional home. All Photos are of the same completed model. Builder specification are subject to change.