



**GRASSROOTS**  
REALTY GROUP

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**466 Kinniburgh Loop  
Chestermere, Alberta**

**MLS # A2231718**



**\$665,000**

<b>Division:</b>	Kinniburgh South		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,085 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	City Lot, No Neighbours Behind, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Electric, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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)		
<b>Inclusions:</b>	N/A		

Welcome to 466 Kinniburgh Loop &mdash; 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 craftsmanship&mdash;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&mdash;one with direct access to the 4-piece bathroom, offering a second primary-style setup that&rsquo;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.