



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**494 Kinniburgh Loop
Chestermere, Alberta**

MLS # A2267199



\$675,000

Division:	Kinniburgh South		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,085 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Rectangular Lot, Street		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Brick, Concrete, Manufactured Floor Joist, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Smart Home, Soaking Tub, Solar Tube(s), Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 494 Kinniburgh Loop – A 4-Bedroom, 3-Bathroom Home by Golden Homes in Kinniburgh South! Built by 5-star builder Golden Homes, this brand new 2085 SQFT home offers the perfect combination of thoughtful design, functional layout, and premium upgrades, all in one of Chestermere's most desirable communities. From the moment you step inside, you're greeted by a luxury open-to-below entrance featuring a custom shiplap coat hook and built-in bench, making a stylish and practical first impression. The main floor features 9' ceilings with 8' doors throughout, a full bedroom with an adjoining full bathroom, and a walkthrough mudroom and pantry that connects seamlessly to the open living space. The heart of the home is the kitchen, with painted cabinets to the ceiling, quartz countertops, a large island with breakfast bar seating, and stainless steel appliances. Oversized triple-pane windows fill the dining and living rooms with natural light, while the open layout makes this the perfect home for family gatherings or entertaining. Upstairs, the primary bedroom is a true retreat, complete with a 5-piece ensuite featuring a freestanding tub, double vanity, a large fully tiled shower with glass doors, and a private enclosed toilet. The ensuite connects to a spacious walk-in closet with built-in shelving and organizers, which further connects directly to the laundry room for everyday convenience. Two additional bedrooms upstairs share a well-designed Jack & Jill bathroom with dual sinks, while a large bonus room provides extra living space for a home office, media area, or playroom. As with every Golden Homes build, this property includes the signature Golden Standard features, such as true 9' ceilings on the main floor and basement, 8' doors on the main, triple-pane oversized windows, upgraded MDF shelving, quartz counters

throughout, full-height kitchen cabinets, tankless hot water heater, HRV system, gas line to the deck, solar panel rough-in, enclosed mechanical room, upgraded carpet underlay, smart home features, and premium landscaping with sod and tree in the front yard. With its modern finishes, functional layout, and unbeatable Golden Homes quality, 494 Kinniburgh Loop is a move-in ready home designed for today's family lifestyle.