



GRASSROOTS
REALTY GROUP

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**463 Kinniburgh Loop
Chestermere, Alberta**

MLS # A2278732



\$665,000

Division:	Kinniburgh South		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,134 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot, Street Lighting		

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

This beautifully designed 2135 SQFT semi-detached home, built by 5-star builder Golden Homes, sits on a conventional lot with an oversized double car front-attached garage, offering the perfect combination of functionality and modern craftsmanship in one of Chestermere's most desirable communities. The main floor welcomes you with 9-foot ceilings, 8-foot doors, and an open-concept layout that's both spacious and practical. The heart of the main floor is the upgraded kitchen, featuring two-tone cabinetry—Chantilly Lace white perimeter cabinets and a dark island—quartz countertops in the kitchen and throughout the home, soft-close drawers with metal sides, and upgraded Samsung stainless steel appliances. The main floor also features a built-in microwave with a luxury stainless steel trim and a walk-in pantry with built-in shelves, ideal for storing everything from food to small appliances and dishware. The main level continues with a large dining area filled with light from the oversized triple-pane windows, a cozy living room with an electric fireplace, and glass sliding doors that lead to your backyard. Additional highlights include a half bath, side entrance, and a finished staircase to the basement, offering endless future development opportunities. The basement is fully roughed-in and includes a separate mechanical room for added safety and convenience. Making your way upstairs, you're greeted by an oversized staircase with iron spindle railings and an open-to-below feature that adds even more space and light. The primary bedroom offers luxury finishings with a 5-piece ensuite, showcasing a fully tiled shower with glass doors, freestanding tub, double vanity, and a private enclosed toilet. The walk-in closet is custom-designed with built-in drawers and shelving. Two additional bedrooms each have their

own walk-in closets and share a well-designed Jack & Jill bathroom with a double vanity and a separated toilet/shower space—perfect for daily convenience. The upper level also includes a laundry room with quartz countertop and shelving. Located in the family-friendly neighborhood of Kinniburgh South, this is your opportunity to own a brand new, thoughtfully upgraded home close to schools, parks, and everyday amenities an be part of the Golden Homes family!