

\$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 – 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 – 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, Tankless Hot Water, Walk-In Closet(s), Smart Home
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	45
Zoning	R2

Listing Details

Listing Office	Real Estate Professionals Inc.
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