

\$665,000 - 470 Kinniburgh Loop, Chestermere

MLS® #A2250310

\$665,000

4 Bedroom, 3.00 Bathroom, 2,085 sqft
Residential on 0.08 Acres

Kinniburgh South, Chestermere, Alberta

Welcome to 470 Kinniburgh Loop â€” 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
Chestermereâ€™s most desirable
communities.

From the moment you step inside, youâ€™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 large bedroom and 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 9â€™™ ceilings on the main floor and basement, 8â€™™ 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, 470 Kinniburgh Loop is a move-in ready home designed for todayâ€™™s family lifestyle.

Built in 2025

Essential Information

MLS® #	A2250310
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 470 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, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Tankless Hot Water, Walk-In Closet(s)
Appliances Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator
Heating Fireplace(s), Electric
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 August 29th, 2025
Zoning R2

Listing Details

Listing Office Real Estate Professionals Inc.

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