

\$640,000 - 486 Kinniburgh Loop, Chestermere

MLS® #A2259427

\$640,000

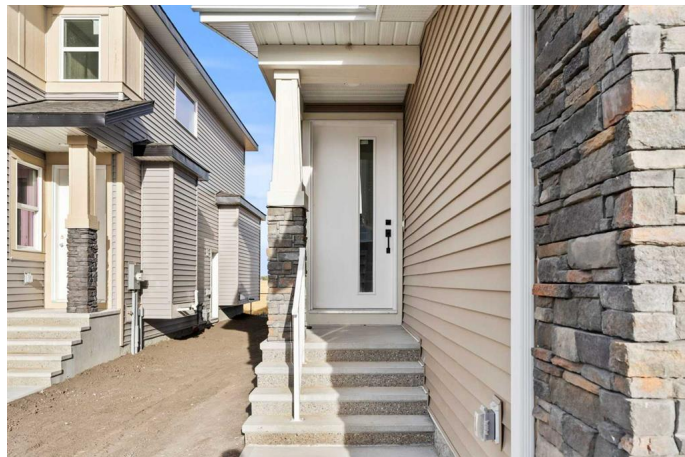
3 Bedroom, 3.00 Bathroom, 1,840 sqft
Residential on 0.08 Acres

Kinniburgh South, Chestermere, Alberta

Welcome to 482 Kinniburgh Loop—an elegantly designed 1,840 sq. ft. duplex in the highly sought-after community of Kinniburgh South, Chestermere. Built by award-winning luxury builder Golden Homes, this residence blends modern living, functionality, and timeless design—all just minutes from schools, everyday amenities, and Lake Chestermere.

The main floor features an inviting open-concept layout with soaring 9' ceilings and 8' doors, creating a spacious and grand feel. As you enter, you're welcomed by a large 8' front door with a built-in glass window, setting the tone for the luxury inside. The front of the home includes a convenient half bath, access to your basement, and beautifully finished stairs leading down to the undeveloped basement. This home also includes a side entrance for added flexibility.

At the heart of the home is a chef-inspired kitchen boasting a striking two-tone cabinet design, quartz countertops, a large island with breakfast bar seating, ceiling-height painted cabinetry, and sleek stainless-steel appliances. Oversized triple-pane windows flood the living and dining areas with natural light, creating a bright, warm space that's perfect for entertaining, relaxing, and everyday living. The living room is completed with an electric fireplace featuring multiple color settings and heat modes, adding both style and comfort.



Upstairs, the oversized grand staircase with white railings and matte black iron spindles leads you to the luxurious primary bedroom. This bedroom offers a spa-like 5-piece ensuite with a freestanding tub, fully tiled walk-in shower, dual vanities, and an enclosed toilet. The primary bedroom also includes a custom walk-in closet with built-in shelving and organizers, plus stunning sunrise views to start your mornings. Two additional spacious bedrooms and a full bathroom provide plenty of room for family, while the tiled laundry roomâ€™complete with a quartz countertop for folding and storageâ€™adds everyday convenience.

Premium features throughout include an oversized 20â€™x22â€™ garage, upgraded spindle railings, MDF shelving, matte black fixtures and hardware, high-efficiency triple-pane windows for energy savings, and an enhanced party wall for superior soundproofing. Golden Homesâ€™ signature quality and craftsmanship are evident in every detail.

The exterior will be fully landscaped, including grading, loam, sod to the side entrance, and a front yard treeâ€™offering instant curb appeal and outdoor enjoyment. With its west-facing orientation, youâ€™ll enjoy beautiful sunrises to begin the day and softer evening light to wind down.

Built in 2025

Essential Information

MLS® #	A2259427
Price	\$640,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,840

Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	486 Kinniburgh Loop
Subdivision	Kinniburgh South
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 3C2

Amenities

Parking Spaces	4
Parking	220 Volt Wiring, Double Garage Attached, Driveway, Enclosed, Front Drive, Garage Door Opener
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Recreation Facilities, Separate Entrance, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator
Heating	Electric, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Insert, Living Room
Has Basement	Yes
Basement	Partial

Exterior

Exterior Features	BBQ gas line
Lot Description	City Lot, Cleared, Front Yard, Landscaped, No Neighbours Behind, Rectangular Lot, Street Lighting

Roof	Asphalt Shingle
Construction	Concrete, Manufactured Floor Joist, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 25th, 2025
Days on Market	33
Zoning	R1

Listing Details

Listing Office	Real Estate Professionals Inc.
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