$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 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, 470 Kinniburgh Loop is a move-in ready home designed for today'€™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
Days on Market	1
Zoning	R2

Listing Details

Listing Office   Real Estate Professionals Inc.