



THE
A-TEAM

**RE/MAX
FIRST**

487 KINNIBURGH Loop, Chestermere T1X 3C2

MLS® #: **A2191047**

Area: **Kinniburgh**

Listing Date: **02/14/25**

List Price: **\$664,900**

Status: **Pending**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Chestermere

Abv Sqft:

1,779

Year Built:

2025

Low Sqft:

Ttl Sqft:

1,779

Lot Information

Lot Sz Ar:

3,248 sqft

Lot Shape:

DOM

8

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Interior Lot,Open Lot,Street Lighting

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **BBQ gas line,Lighting**

Construction:

Concrete,Manufactured Floor Joist,Stone,Vinyl

Siding,Wood Frame

Flooring:

Carpet,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator**

Int Feat: **Bathroom Rough-in,Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Smart Home,Sump Pump(s),Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Family Room	Main	13`0" x 12`4"	Kitchen	Main	12`2" x 12`10"
Dining Room	Main	11`1" x 9`4"	2pc Bathroom	Main	4`0" x 7`8"
Bedroom - Primary	Second	13`0" x 12`6"	4pc Ensuite bath	Second	8`2" x 10`8"
Walk-In Closet	Second	10`7" x 7`4"	Bedroom	Second	12`7" x 10`6"

Walk-In Closet
4pc Bathroom

Second
Second

4`8" x 4`4"
5`0" x 9`10"

Bedroom
Laundry
Legal/Tax/Financial

Second
Second

11`0" x 11`0"
6`3" x 5`8"

Title:
Fee Simple
Legal Desc:

241 1824

Zoning:
R2

Remarks

Pub Rmks:

Welcome to 487 Kinniburgh Loop, located in the new community of Kinniburgh South, built by Golden Homes. This brand-new build boasts a perfect blend of modern appeal and warmth. At 1,779 SQFT, this home offers 3 bedrooms and 2.5 bathrooms in an inviting open-concept layout with a modern upgraded elevation. As you step inside, the oversized triple-pane windows flood the space with natural light, accentuating the modern design. The main floor features a half bath, kitchen, dining room, and living room area. Upstairs, you'll find 3 large bedrooms and 2 full bathrooms. The timeless black-and-white selections throughout create a sleek, modern aesthetic. This home comes loaded with upgrades, including 9-foot ceilings, a side entry, gas range, spindle railings, LVP flooring, tankless hot water heater, fireplace, gas line to deck location, solar panel rough-in, and built-in features throughout. The heart of this home is its dream kitchen, equipped with stainless steel appliances, a gas range, ceiling-height cabinets, quartz countertops, and a built-in pantry. Designed for both culinary enthusiasts and entertaining, this kitchen is a perfect balance of style and functionality. The master bedroom features a large walk-in closet and a thoughtfully designed built-in wall mirror, adding a touch of luxury and convenience to your daily routine. Versatility is a key feature of this home, accommodating the diverse needs of growing families, couples, or individuals seeking comfort and style. Currently under construction, this home is projected to be completed by March 21, 2025. Photos are from a finished build of the same model. Specifications are as per builder specs.

Inclusions:
Property Listed By:

**N/A
Real Estate Professionals Inc.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









