



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**491 KINNIBURGH Loop, Chestermere T1X 3C2**

MLS®#: **A2196197**

Area: **Kinniburgh**

Listing Date: **02/26/25**

List Price: **\$669,900**

Status: **Active**

County: **Chestermere**

Change: **-\$5k, 19-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Chestermere**

Abv Sqft:

**1,840**

Year Built:

**2025**

Low Sqft:

Ttl Sqft:

**1,840**

Lot Information

Lot Sz Ar:

**3,248 sqft**

Lot Shape:

DOM

**52**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey,Attached-Side by Side**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Few Trees,Front Yard,Interior Lot,Rectangular Lot  
Double Garage Attached,Driveway,Front Drive**

Utilities and Features

Roof: **Asphalt**

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

Sewer:

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

Construction:

**Concrete,Wood Frame**

Flooring:

**Carpet,Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator**

Int Feat:

**Breakfast Bar,Built-in Features,Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Smart Home,Soaking Tub,Sump Pump(s),Tankless Hot Water,Walk-In Closet(s)**

Utilities:

Room Information

Room

Level

Dimensions

**Family Room**

**Main**

**13`0" x 13`0"**

**Dining Room**

**Main**

**11`1" x 10`4"**

**Bedroom - Primary**

**Upper**

**13`0" x 13`0"**

**Walk-In Closet**

**Upper**

**10`7" x 5`6"**

**Walk-In Closet**

**Upper**

**4`8" x 4`4"**

Room

Level

Dimensions

**Kitchen**

**Main**

**12`2" x 12`10"**

**2pc Bathroom**

**Main**

**7`4" x 4`0"**

**5pc Ensuite bath**

**Upper**

**11`8" x 10`10"**

**Bedroom**

**Upper**

**12`7" x 10`6"**

**Bedroom**

**Upper**

**11`0" x 11`0"**

4pc Bathroom	Upper	5`0" x 9`10"	Laundry Legal/Tax/Financial	Upper	5`8" x 6`3"
Title: <b>Fee Simple</b>		Zoning: <b>R2</b>			
Legal Desc:	<b>241 1824</b>		Remarks		
Pub Rmks:	<p><b>Welcome to 491 Kinniburgh Loop, a beautifully new build featuring 3-bedrooms, 2.5-bathrooms. This duplex located in one of Chestermere's most desirable neighborhoods and is built by the reputable Golden Homes, this property offers a perfect balance of modern style and thoughtful design, making it an ideal home for families. The main floor is designed with an open-concept layout, featuring a spacious living area with an electric fireplace, creating a cozy and inviting atmosphere. The kitchen is well-appointed with ceiling-height cabinetry, sleek Quartz countertops, and stainless steel appliances, including an electric stove, making it both functional and stylish. A convenient half-bath adds extra practicality for guests. Upstairs, the primary bedroom offers a tranquil retreat, complete with a double vanity, a glass-enclosed shower, a beautiful standing tub, and a separate enclosed toilet area for added privacy. Two additional bedrooms provide ample space for family or guests, and the full bathroom is tastefully designed with modern finishes. The home also includes a two-car garage, providing plenty of room for vehicles and additional storage. With 9-foot ceilings on both the main floor and in the basement, the home feels open and airy. Additional features include triple-pane windows, built-in MDF shelves throughout, and energy-efficient upgrades such as a solar panel rough-in and gas lines for a BBQ. 491 Kinniburgh Loop offers a high-quality living experience with all the modern amenities your family needs, combining comfort, style, and practicality in one exceptional home. All Photos are of the same completed model. Builder specification are subject to change.</b></p>				
Inclusions:	<b>N/A</b>				
Property Listed By:	<b>Real Estate Professionals Inc.</b>				

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

















