

491 KINNIBURGH Loop, Chestermere T1X 3C2

Sewer:

Ext Feat:

MLS®#: A2196197 Area: Kinniburgh Listing 02/26/25 List Price: **\$669,900**

Status: **Active** Chestermere County: Change: -\$5k, 19-Mar Association: Fort McMurray

Date:

Lot Shape:

General Information

Residential Prop Type: Sub Type:

Semi Detached (Half Layout Duplex) Finished Floor Area Beds:

3 (3) City/Town: Chestermere Baths: 2.5 (2 1) Abv Saft: 1,840

DOM

Garage Sz:

Side by Side

4

2

52

2025 Low Sqft: 2 Storey, Attached-Year Built: Style:

Lot Information Ttl Saft: 1.840 Lot Sz Ar:

3,248 sqft

Parking Ttl Park:

Access: Lot Feat:

Back Yard, Few Trees, Front Yard, Interior Lot, Rectangular Lot Double Garage Attached, Driveway, Front Drive Park Feat:

Poured Concrete

Utilities and Features

Roof: Asphalt Construction:

Heating: High Efficiency, Fireplace(s), Forced Air, Natural Concrete.Wood Frame

> Gas,Other Flooring: Carpet, Vinyl

BBQ gas line, Lighting Water Source: Fnd/Bsmt:

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

Level Room Level Room **Dimensions Dimensions Family Room** Main 13`0" x 13`0" Kitchen Main 12`2" x 12`10" **Dining Room** Main 11`1" x 10`4" 2pc Bathroom Main 7`4" x 4`0" **Bedroom - Primary** 13'0" x 13'0" 5pc Ensuite bath Upper 11`8" x 10`10" Upper Walk-In Closet 10`7" x 5`6" **Bedroom** 12`7" x 10`6" Upper Upper Walk-In Closet Upper 4`8" x 4`4" **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:		Zoning:				
Fee Simple		R2				
Legal Desc:	241 1824					

Remarks

Pub Rmks: 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 BBO. 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

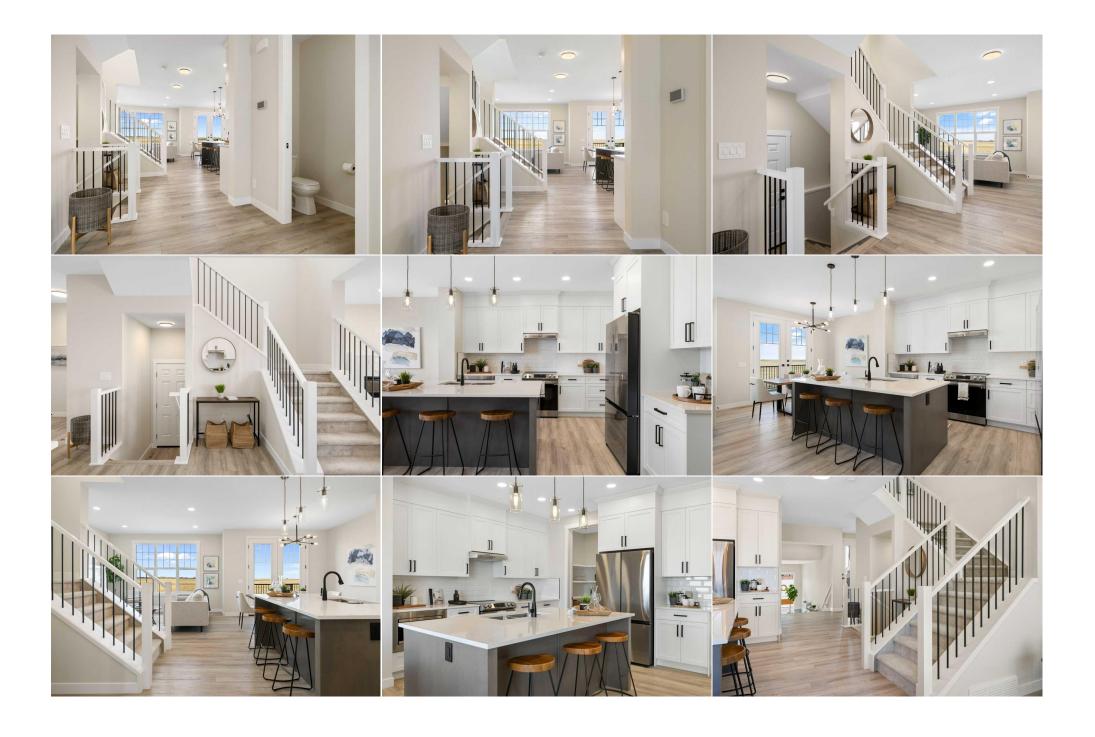
Photos are of the same completed model. Builder specification are subject to change.

Inclusions: N/

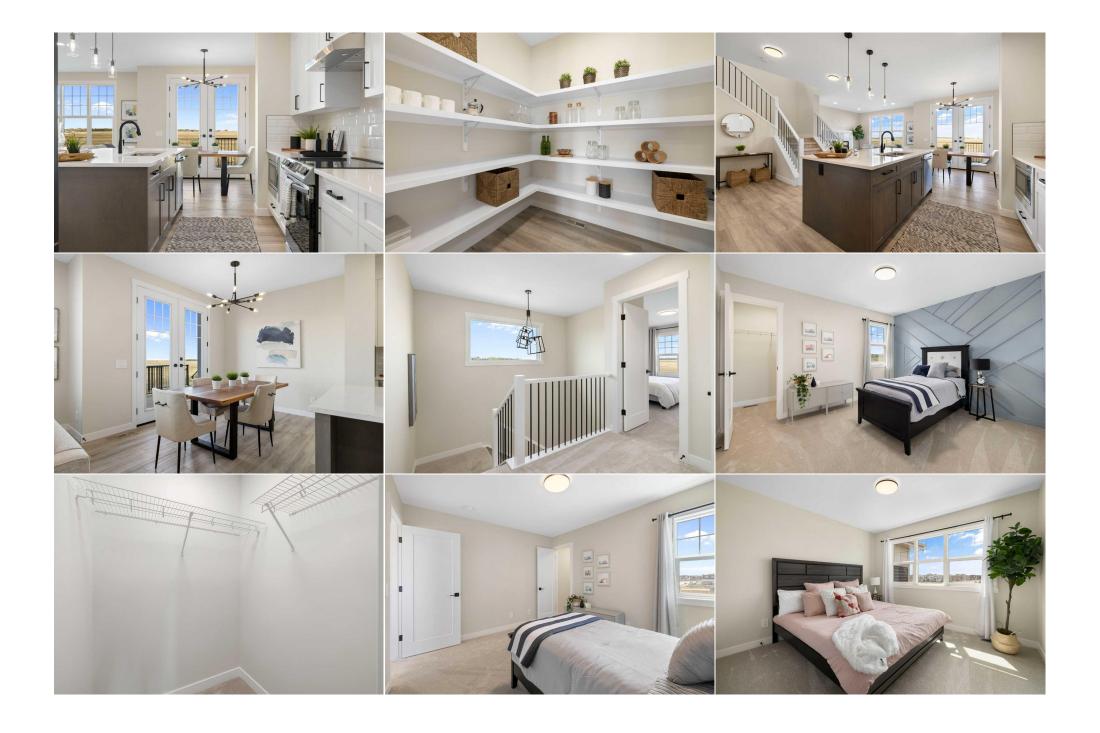
Property Listed By: Real Estate Professionals Inc.

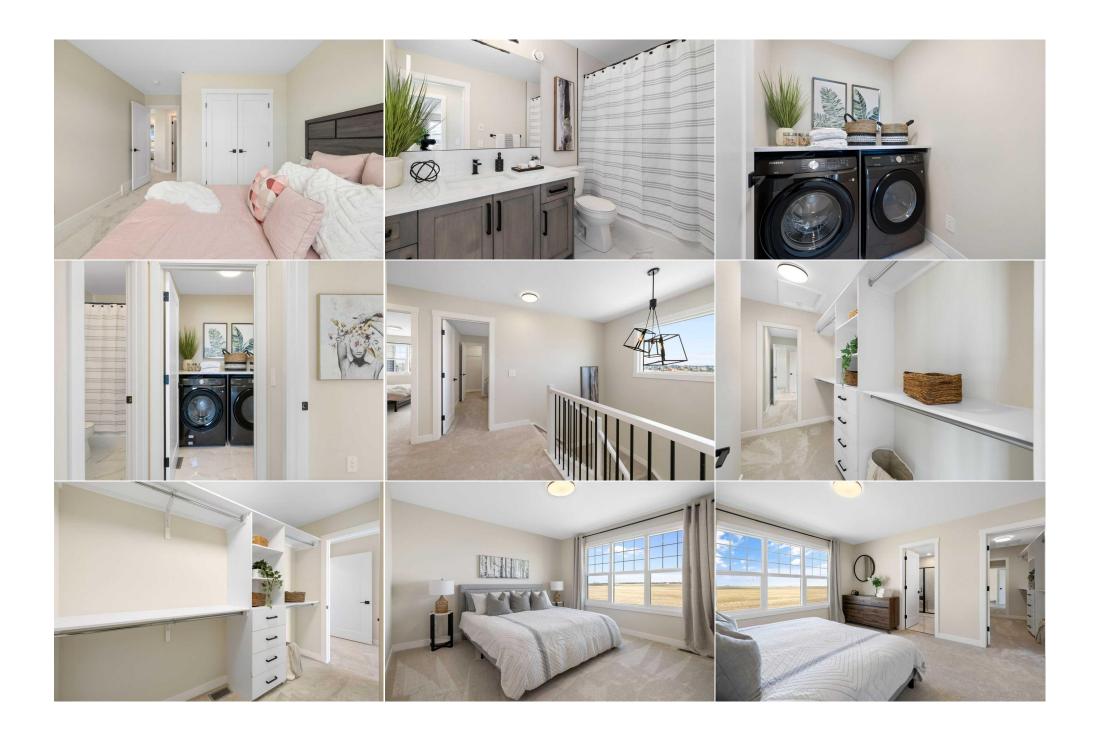
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













ARREST !