



**439 Kinniburgh Loop
Chestermere, Alberta**

MLS # A2322222



\$642,382

Division:	Kinniburgh South		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,139 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

BUILT BY GOLDEN HOMES!! SEPARATE ENTRANCE TO BASEMENT!! OVER 2,100 SQ FT OF LIVING SPACE!! 3 BEDROOMS!! 2.5 BATHROOMS!! OVERSIZED DOUBLE ATTACHED GARAGE!! SPICE KITCHEN!! Welcome to this beautifully designed semi-detached home in the sought-after community of Kinniburgh South. Featuring premium finishes, an open-concept layout, 9' ceilings, and 8' doors on the main floor, this home offers style and functionality throughout. The main floor features a spacious family room with an electric fireplace, a bright dining area, and a living area with access to the backyard deck. The kitchen is complete with quartz countertops, stainless steel appliances, a large island, premium cabinetry, and a separate spice kitchen. Upstairs, you'll find a spacious bonus room, convenient upper-floor laundry, and 3 bedrooms. The primary bedroom features a spa-inspired 5-piece ensuite with a freestanding tub, fully tiled glass shower with glass doors, double vanity, private enclosed toilet, and a custom walk-in closet with built-in drawers and shelving. The two additional bedrooms each feature walk-in closets and share a 4-piece bathroom. Additional features include true 9' ceilings in the basement, tankless hot water heater, HRV system, solar panel rough-in, gas line to the deck, smart home features, upgraded MDF shelving, and upgraded carpet underlay. Located minutes from Chestermere Lake, schools, parks, shopping, and everyday amenities.