



GRASSROOTS
REALTY GROUP

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**446 Kinniburgh Loop
Chestermere, Alberta**

MLS # A2323351



\$650,764

Division:	Kinniburgh South		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,073 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Rectangular Lot, Street		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Smart Home, Soaking Tub, Solar Tube(s), Sump Pump(s), Tankless Hot Water, Vinyl Windows		
Inclusions:	N/A		

Welcome to 446 Kinniburgh Loop – A 4-Bedroom, 3-Bathroom Home by Golden Homes in Kinniburgh South! Built by 5-star builder Golden Homes, this brand-new 2,073 SQFT home offers the perfect combination of thoughtful design, functional living space, and premium upgrades, all located in one of Chestermere's most sought-after communities. From the moment you step inside, you're welcomed by a stunning open-to-below front entrance featuring a custom shiplap coat hook and built-in bench, creating a stylish and practical first impression. The main floor showcases 9' ceilings and 8' doors throughout, a full bedroom and adjoining full bathroom, and a convenient walkthrough mudroom and pantry that seamlessly connects the garage to the heart of the home. Designed with both everyday living and entertaining in mind, the kitchen features painted cabinetry extending to the ceiling, quartz countertops, a large central island with breakfast bar seating, stainless steel appliances, and ample storage. Oversized triple-pane windows flood the dining and living areas with natural light, while the open-concept layout creates a bright and inviting atmosphere for family gatherings and hosting guests. Upstairs, the spacious primary retreat offers a luxurious 5-piece ensuite complete with a freestanding soaker tub, double vanity, large fully tiled shower with glass doors, and a private toilet. The ensuite flows into a generous walk-in closet with custom built-in shelving and organizers, which conveniently connects directly to the laundry room. Two additional bedrooms are connected by a well-appointed Jack & Jill bathroom featuring dual sinks, while the large bonus room provides flexible space for a media room, home office, or children's play area. As with every Golden Homes build, this home includes the signature Golden Standard features package,

including true 9' ceilings on the main floor and basement, 8' doors on the main floor, oversized triple-pane windows, upgraded MDF shelving throughout, quartz countertops, full-height kitchen cabinetry, 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 professional front landscaping complete with sod and a tree. Combining modern design, premium finishes, and exceptional craftsmanship, 446 Kinniburgh Loop is a move-in-ready home thoughtfully designed to meet the needs of today's growing family.