



GRASSROOTS
REALTY GROUP

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**467 Kinniburgh Loop
Chestermere, Alberta**

MLS # A2331748



\$634,917

Division:	Kinniburgh South		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,137 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Driveway		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Manufactured Floor Joist, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator		

ENJOY A FREE BUILDER BUNDLE PACKAGE VALUED AT \$10,000, INCLUDING A WASHER, DRYER, DECK, AND BLINDS - AVAILABLE FOR A LIMITED TIME ONLY!! BUILT BY GOLDEN HOMES!! PREMIUM FINISHES!! 2,137 SQ FT!! OVERSIZED DOUBLE ATTACHED GARAGE!! SEPARATE SIDE ENTRANCE!! 3 BEDROOM + 2.5 BATHROOM!! Welcome to this beautifully crafted home in the sought-after community of Kinniburgh South! The main floor offers a bright and open layout featuring a spacious family room with a sleek electric fireplace with access to the backyard, a sun-filled dining area and a stunning kitchen complete with a large island, two-tone cabinetry, quartz countertops, upgraded Samsung stainless steel appliances, built-in microwave with stainless steel trim, soft-close metal-sided drawers, and a walk-in pantry with built-in shelving. A convenient 2-piece bathroom completes the main level. Upstairs, you'll find an impressive open-to-below staircase with iron spindle railings, a spacious primary bedroom featuring a luxurious 5-piece ensuite with a freestanding tub, fully tiled glass shower, double vanity, private water closet, and a custom walk-in closet with built-in drawers and shelving. Two additional bedrooms each include walk-in closets. A second 5-piece bathroom offers both ensuite access from one bedroom and hallway access, making it ideal for family living. The upper level is finished with a well-appointed laundry room featuring quartz countertops and built-in shelving. Additional highlights include 9' ceilings on the main floor and basement, 8' interior doors, oversized triple-pane windows, upgraded carpet underlay, upgraded MDF shelving, quartz countertops throughout, tankless hot water heater, HRV system, solar panel rough-in, smart home features, gas line to the deck, front yard tree, and an oversized double attached

garage. The basement features a separate side entrance, separate mechanical room, and is fully roughed-in, offering outstanding future development potential. The exterior is fully graded, loamed, and sodded to the side entrance, making this home truly move-in ready. Located in the family-friendly community of Kinniburgh South, you'll enjoy easy access to Lake Chestermere, schools, parks, shopping, and everyday amenities, making this an exceptional place to call home. GST REBATE APPLIES! Eligible buyers may apply for the rebate themselves or have the builder assign the rebate and reduce the purchase price accordingly.