

**450 Kinniburgh Loop  
Chestermere, Alberta**

**MLS # A2304701**



**\$604,394**

<b>Division:</b>	Kinniburgh South		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,782 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Interior Lot, Landscaped, Street L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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, Solar Tube(s), Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to 450 Kinniburgh Loop &mdash; an elegantly designed 1,782 sq. ft. duplex in the highly sought-after community of Kinniburgh South, Chestermere. Built by luxury builder Golden Homes, this residence blends modern living, functionality, and timeless design &mdash; all just minutes from schools, everyday amenities, and Lake Chestermere. This home is priced using Golden Homes Open Book Policy, giving buyers full transparency into construction costs, overhead, and builder margins please come by showhome for more information. The main floor features an inviting open-concept layout with soaring 9' ceilings and 8' doors, creating a spacious and grand feel. A large 8' front door with built-in glass window sets the tone for the luxury inside, while a convenient half bath, side entrance, and staircase access to the basement add everyday practicality. At the heart of the home is a chef-inspired kitchen boasting a striking two-tone cabinet design, quartz countertops, a large island with breakfast bar seating, ceiling-height painted cabinetry, and sleek stainless-steel appliances. Oversized triple-pane windows flood the living and dining areas with natural light, while an electric fireplace with multiple color settings and heat modes completes the living room in style. Upstairs, a grand staircase with white railings and matte black iron spindles leads to the luxurious primary bedroom, complete with a spa-like 5-piece ensuite featuring a freestanding tub, fully tiled walk-in shower, dual vanities, and an enclosed toilet. A custom walk-in closet with built-in shelving and organizers adds the finishing touch. Two additional spacious bedrooms and a full bathroom provide room for the whole family, while the tiled laundry room &mdash; complete with a quartz countertop &mdash; delivers everyday convenience. The partially developed basement offers a fantastic head

start for future living space, with a separate side entrance, finished mechanical room, plumbing rough ins which all provide added flexibility. Premium finishes throughout include an oversized 20'x22' garage, matte black fixtures and hardware, upgraded MDF shelving, and high-efficiency triple-pane windows for year-round energy savings. The enhanced party wall ensures superior soundproofing between units. The exterior is fully landscaped with grading, loam, sod to the side entrance, and a front yard tree &mdash; offering instant curb appeal from day one. With its west-facing orientation, enjoy beautiful morning light and warm afternoon sun throughout the day. Pictures are of the same model. Selection specifications are subject to change.