

**454 Kinniburgh Loop
Chestermere, Alberta**

MLS # A2319374



\$637,289

Division:	Kinniburgh South		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,130 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot, Street Lighting		

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, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Smart Home, Soaking Tub, Solar Tube(s), Storage, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 454 Kinniburgh Loop – A 3-Bedroom, 2.5-Bathroom Home by Golden Homes in Kinniburgh South! Built by 5-star builder Golden Homes, this beautifully designed 2,130 sq. ft. semi-detached home delivers modern craftsmanship, premium finishes, and a functional open-concept layout — all in one of Chestermere's most desirable new communities. The main floor welcomes you with 9' ceilings, 8' doors, and a bright, open layout designed for everyday living and entertaining. The upgraded kitchen is the centerpiece of the main floor, featuring two-tone cabinetry, quartz countertops throughout, soft-close drawers with metal sides, upgraded Samsung stainless steel appliances, a built-in microwave with stainless steel trim, and a walk-in pantry with built-in shelving. The dining area is filled with natural light from oversized triple-pane windows, and the living room features a cozy electric fireplace with glass sliding doors opening to your west-facing backyard — the perfect setup for soaking up afternoon and evening sun. A half bath, side entrance, and finished staircase to the basement complete the main level. Upstairs, an oversized staircase with iron spindle railings and an open-to-below feature creates an impressive sense of space. The primary bedroom offers a spa-inspired 5-piece ensuite with a freestanding tub, fully tiled shower with glass doors, double vanity, and private enclosed toilet, plus a custom walk-in closet with built-in drawers and shelving. Two additional bedrooms each have their own walk-in closets and share a Jack & Jill bathroom with double vanity and separated toilet/shower space. The upper level also includes a conveniently located laundry room with quartz countertop and shelving. The basement is fully roughed-in with a separate mechanical room, offering excellent future development potential. The

oversized front-attached double garage provides ample parking and storage. The exterior is fully graded, loamed, and sodded to the side entrance — move-in ready from day one. As with every Golden Homes build, this home includes the full Golden Standard Package: true 9' ceilings on the main floor and basement, tankless hot water heater, HRV system, solar panel rough-in, gas line to the deck, smart home features, upgraded MDF shelving throughout, upgraded carpet underlay, and a front-yard tree. Located in the family-friendly community of Kinniburgh South, you're just minutes from Lake Chestermere, schools, parks, shopping, and everyday amenities. Don't miss your opportunity to become part of the Golden Homes family. This home is priced using Golden Homes' Open Book Policy, providing buyers with full transparency into construction costs, overhead, and builder margins. Visit our show home at 278 Kinniburgh Loop, Chestermere, for more information.