

435 kinniburgh Loop Chestermere, Alberta

MLS # A2336905



\$610,225

Division:	Kinniburgh South		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,852 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	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: n/a

Open House August 15 & 16 Sat - Sun 12:00Pm to 4:00Pm. BUILT BY GOLDEN HOMES | SEPARATE BASEMENT ENTRANCE | 1800+ SQ. FT. | 3 BEDROOMS | 2.5 BATHROOMS | DOUBLE ATTACHED GARAGE | Welcome to this beautifully crafted semi-detached home in sought-after Kinniburgh South, offering over 1,800 sq. ft. of stylish, functional living space. Designed with premium finishes, an open-concept layout, 9' ceilings, and 8' doors on the main floor, this home impresses from the moment you walk in. The main floor features a bright dining area, spacious family room with electric fireplace, and a modern kitchen with quartz countertops, stainless steel appliances, a large island and a upgraded cabinetry. Upstairs offers a generous bonus room, laundry, and three bedrooms. The primary suite boasts a luxurious 5-piece ensuite and custom walk-in closet, while the additional bedrooms feature walk-in closets. Enjoy a separate basement entrance, 9' basement ceilings, tankless water heater, HRV system, smart-home features, solar rough-in, gas line to the deck, and upgraded finishes throughout. Close to Chestermere Lake, schools, parks, shopping, and everyday amenities.