



THE
A-TEAM

**RE/MAX
FIRST**

162 KINNIBURGH Crescent, Chestermere T1X 1Y1

MLS® #: **A2105914**

Area: **Kinniburgh**

Listing Date: **02/06/24**

List Price: **\$1,079,999**

Status: **Pending**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Chestermere

Year Built:

2022

Lot Information

Lot Sz Ar:

2,755 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

3,191

Low Sqft:

Ttl Sqft:

3,191

DOM

103

Layout

Beds:

7 (5 2)

Baths:

5.0 (5 0)

Style:

2 Storey

Parking

Ttl Park:

6

Garage Sz:

3

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard,Lawn,Landscaped,Private

Concrete Driveway,Driveway,Garage Door Opener,Triple Garage Attached

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**

Sewer:
Ext Feat: **BBQ gas line,Dock,Lighting**

Construction: **Concrete,Stone,Stucco**
Flooring: **Carpet,Ceramic Tile,Laminate,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Dishwasher,Electric Stove,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Kitchen Island,No Animal Home**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	16`11" x 8`5"
3pc Bathroom	Main	5`0" x 8`7"
Family Room	Main	16`5" x 15`7"
Living Room	Main	21`0" x 11`6"
4pc Bathroom	Upper	5`0" x 9`11"
5pc Ensuite bath	Upper	11`8" x 10`8"
Bedroom	Upper	16`4" x 12`11"

Room	Level	Dimensions
Bedroom	Main	11`9" x 9`7"
Dining Room	Main	14`8" x 9`6"
Foyer	Main	11`10" x 4`0"
Spice Kitchen	Main	11`2" x 8`7"
4pc Ensuite bath	Upper	4`11" x 8`5"
Bedroom	Upper	12`1" x 13`11"
Bedroom	Upper	11`11" x 11`6"

Laundry
Bedroom - Primary
Bedroom
Kitchen

Upper
Upper
Basement
Basement

5`7" x 7`4"
14`0" x 16`4"
12`10" x 11`1"
12`5" x 9`7"

Bonus Room
4pc Bathroom
Bedroom

Upper
Basement
Basement

21`5" x 27`1"
8`5" x 5`0"
12`10" x 10`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1812008

Zoning:
R-1

Remarks

Pub Rmks:

***LUXURY LIVING* INSULATED TRIPLE CAR GARAGE* MINUTES AWAY FROM LAKE! *5+2 BEDROOMS* *SPICE KITCHEN* Step into the MODERN ELEGANCE and functionality with this stunning UPGRADED 2-storey sanctuary nestled in the heart of Chestermere's VIBRANT Kinniburgh community. As you enter, be prepared to be mesmerized by over 4200 sqft of living space, meticulously designed to cater to your every need. The main floor greets you with a seamless fusion of style and convenience, boasting a FULL BATH and BEDROOM, ensuring comfort and accessibility for all. A culinary masterpiece awaits, adorned with raised countertops, a custom-made fridge with double doors, a luxurious gas range, and built-in wall ovens. The adjoining spice kitchen with an open pantry adds an extra layer of functionality and charm. Entertain in style in the expansive living area, a captivating feature wall of built-ins, magnificent gas fireplace, creating the perfect ambiance for gatherings and relaxation. Venture downstairs to discover a beautifully designed 2-bedroom illegal suite, offering a haven for guests or extended family members. With its own laundry facilities, privacy and comfort are paramount, ensuring everyone feels right at home. Beyond the confines of this luxurious abode lies the vibrant community of Kinniburgh, where lush parks, winding pathways, and the sparkling waters of Chestermere Lake beckon. Embrace the outdoors with ease, indulging in leisurely strolls or simply basking in the sun lakeside! Don't miss this rare opportunity to own your slice of paradise in Chestermere. Seize the moment and make this dream home yours today!**

Inclusions:
Property Listed By:

N/A
Royal LePage METRO

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









