



THE
A-TEAM

**RE/MAX
FIRST**

112 KINNIBURGH Circle, Chestermere T1X 0P8

MLS®#: **A2107417**

Area: **Kinniburgh**

Listing Date: **02/13/24**

List Price: **\$907,900**

Status: **Active**

County: **Chestermere**

Change: **-\$2k, 08-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2015**

Finished Floor Area
Abv Sqft: **2,861**
Low Sqft:
Ttl Sqft: **2,861**

Lot Information

Lot Sz Ar: **5,409 sqft**
Lot Shape:

DOM

96
Layout
Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **670**

Access:

Lot Feat: **Back Yard,Lawn,Landscaped,Street Lighting,Rectangular Lot**
Park Feat: **Driveway,Insulated,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Playground,Private Yard,Storage**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Garage Control(s),Gas Stove,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Built-in Features,Ceiling Fan(s),French Door,Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage,Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`1" x 5`1"
Kitchen	Main	14`5" x 17`7"
Mud Room	Main	6`10" x 8`8"
4pc Bathroom	Second	9`6" x 5`1"
Bedroom	Second	13`10" x 10`1"
Bedroom	Second	20`2" x 14`3"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	13`0" x 10`11"
Living Room	Main	15`2" x 15`1"
Office	Main	11`3" x 14`8"
5pc Ensuite bath	Second	13`10" x 9`11"
Bedroom	Second	13`10" x 10`0"
Bedroom - Primary	Second	15`1" x 19`1"

Laundry
4pc Bathroom
Bedroom
Furnace/Utility Room

Second
Basement
Basement
Basement

6`8" x 5`3"
10`6" x 5`1"
14`0" x 14`3"
10`0" x 10`2"

Walk-In Closet
Wine Cellar
Game Room

Second
Basement
Basement

13`10" x 6`5"
9`1" x 7`10"
21`0" x 36`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1212010

Zoning:
R-1

Remarks

Pub Rmks:

Enjoy this Luxury home which offers the Beautiful floor-plan with triple attached garage and 4 good size bedrooms. in a family oriented community in Chestermere lake where you find everything just few minutes walking distance to Eastlake high school, Shopping & more . The beautiful lake where life is amazing is only couple minutes drive from this stunning home. This spectacular home offers over 4000 SQFT developed living area for your growing family as you walk in you are welcome with a crystal chandelier hanging from the open foyer and high ceiling. The kitchen/dining area is expansive with cabinets, SS appliances with wall & microwave ovens, gas stove, granite counter-tops and a massive island. it comes along with many cabinets for your use. The chef of the family will love it .The custom posts around the dining room and HARWOOD on the main floor make it feel very grand with a rich look and the room itself is large with patio doors out to the deck/yard to have a good time with family & friends .A gorgeous & cozy living room with built- in shelves for your decor where You spend your evenings sitting next to the fireplace with your loved ones, of course your den/office room comes with double French door to close off the work space from the rest of the main floor. Upstairs 4 large bedrooms along with The master at the back with specious walk in closet and 5 pc en-suite with Jacuzzi . Three more great size bedrooms , one full bathroom and laundry on second floor for all your convenience to finish off the second floor. Do you still need more space for your family? wait the story is not done yet this home also offers a fully finished basement with great use of space for your family.A massive recreational room comes with theatre space which has fully equipped entertainment system in place for you already. It is a BIG screen! 130" drop down screen /projector with 8 pairs of 3D glasses to watch your favourite games and a pool table as well. Plus another bedroom/office and a full bathroom. It also offers an air-conditioning for those warm summer days and 360 security system around the home (ALL COMES WITH THE HOUSE) some extra storage in furnace room/under the stairs shelving ready for your storage. The triple garage offers insulated walls ,extra space for your vehicles/toys and comes with connection to install heating system .Come by to appreciate it as it shows 10/10 breath taking home where you can spend golden moments of your life with your loved ones in a beautiful city of Chestermere

Inclusions:

Pool Table (includes lights, cue stand and bar cues), Entertainment Set (HD 3D Projector, 130" Drop Down Screen, 8 pairs 3D Glasses)and security camera system outside of the house

Property Listed By:

Century 21 Bravo Realty

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











