



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**265 KINNIBURGH Boulevard, Chestermere T1X 0R7**

MLS® #: **A2109696**

Area: **Kinniburgh**

Listing Date: **02/23/24**

List Price: **\$894,900**

Status: **Active**

County: **Chestermere**

Change: **-\$4k, 29-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Chestermere**

Year Built:

**2013**

Lot Information

Finished Floor Area

Lot Sz Ar:

**5,005 sqft**

Lot Shape:

Abv Sqft:

**2,787**

Low Sqft:

Ttl Sqft:

**2,787**

DOM

**86**

Layout

Beds:

**6 (4 2 )**

Baths:

**4.5 (4 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**6**

Garage Sz:

**3**

Access:

Lot Feat:

Park Feat:

**Low Maintenance Landscape, Rectangular Lot  
Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air, Natural Gas**

Sewer:

Ext Feat: **Playground**

Construction:

**Stone, Wood Frame**

Flooring:

**Carpet, Ceramic Tile, Hardwood, Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Built-In Oven, Central Air Conditioner, Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings**

Int Feat:

**Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`0" x 16`4"	Kitchen	Main	13`2" x 15`10"
Bedroom - Primary	Second	13`11" x 18`1"	5pc Ensuite bath	Second	14`5" x 9`3"
Bedroom	Second	11`7" x 10`9"	Bedroom	Second	10`5" x 13`10"
Bedroom	Second	12`3" x 11`3"	3pc Bathroom	Second	6`0" x 7`8"
4pc Bathroom	Second	4`11" x 9`3"	Bedroom	Basement	11`4" x 15`4"
Bedroom	Basement	16`0" x 11`2"	4pc Bathroom	Basement	10`5" x 4`11"
2pc Bathroom	Main	4`10" x 5`10"	Office	Main	8`9" x 12`5"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1**

**0813311**

Remarks

Pub Rmks: **PLEASE SEE REMARKS .NOTE: NEW PREMIUM FLOORING UPSTAIRS , STAIRWAYS AND IN THE BASEMENT . NEW AIR CONDITONER AND NEW REFRIGERATOR. LUXURIOUS 6 BEDROOM HOME IN THE HEART OF KINNIBURGH offering elegance and sophistication. With its central location, this gorgeous home delivers the perfect blend of elegance and comfortable luxury. Conveniently located to many amenities, this completely turn-key property offers OVER 4,100 square feet of refined living space and a Triple Attached garage. The main floor layout has been thoughtfully balanced between a design of quiet spaces and an open flow concept perfect for family gatherings & entertaining. The impressive kitchen is truly a WOW! Showcasing a number of exceptional high-end upgrades, this dream space boasts an abundance of stunning cabinetry, Granite countertops, stainless steel appliances including a built-in wall oven, gas stove, over-sized side-by-side refrigerator, convenient eating nook and a show-stopping large island. The bright family/living room is warm and welcoming offering a great space to relax with a gas fireplace and neutral de cor throughout. Adding a great touch to the home is a surround-sound system. The spacious dining room easily sits 8 people and is great for entertaining. Off the kitchen is a large is a large office/den and an ideal space to work from home. The open staircase leads to the lovely upper level where there are a total of 4 bedrooms, large master with gorgeous Ensuite with a relaxing soaker tub to unwind and another bedroom with its own Ensuite 3-pce bathroom. The nice-sized 3rd and 4th bedrooms share a convenient Jack and Jill bathroom. The Fully-Developed developed lower level continues the same high-standards and quality finishes as found throughout the entire home. This level is dedicated to entertainment whether it is movie night with the family or just a great private space for just about anyone! Completing this floor are 2 additional bedrooms, a full bathroom and a gym area. Other features of this remarkable property include a Triple Attached Garage, soaring high ceilings on the main floor. Along with its proximity to schools, shopping, parks, lake and more, this will make a great family home! Make your dreams come true!**

Inclusions: **Dishwasher ,Dryer, Garage Control,Garage Opener , Refrigerator, Stove-Gas ,Washer, Window Coverings**

Property Listed By: **Town Residential**

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





















