



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**182 KINNIBURGH Crescent, Chestermere T1X 0M2**

MLS®#: **A2112597**

Area: **Kinniburgh**

Listing Date: **03/06/24**

List Price: **\$1,179,000**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Chestermere**

Year Built:

**2024**

Lot Information

Lot Sz Ar:

**4,785 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**3,358**

Low Sqft:

Ttl Sqft:

**3,358**

DOM

**74**

Layout

Beds:

**5 (5 )**

Baths:

**5.0 (5 0)**

Style:

**2 Storey**

Parking

Ttl Park:

**6**

Garage Sz:

**3**

Access:

Lot Feat:

Park Feat:

**Back Yard**

**Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Wood Frame**

Flooring:

**Carpet,Hardwood,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Built-In Range,Dishwasher,Microwave,Refrigerator**

Int Feat:

**Chandelier,Double Vanity,No Smoking Home,Quartz Counters,Stone Counters,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>11`5" x 11`5"</b>
<b>Family Room</b>	<b>Main</b>	<b>16`0" x 4`11"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>17`6" x 11`5"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>17`0" x 15`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>14`4" x 13`1"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>14`9" x 10`5"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>10`1" x 4`11"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>16`5" x 11`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>19`2" x 14`6"</b>
<b>Laundry</b>	<b>Upper</b>	<b>7`7" x 5`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>14`1" x 8`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>14`2" x 10`9"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>9`5" x 4`11"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`4" x 4`11"</b>

4pc Ensuite bath Spice Kitchen Walk-In Closet	Upper Main Upper	10` 4" x 4` 11" 13` 0" x 8` 10" 11` 9" x 5` 3"	5pc Ensuite bath Mud Room	Upper Main	14` 9" x 10` 5" 11` 6" x 4` 5"
Legal/Tax/Financial					
Title: Fee Simple		Zoning: R-1			
Legal Desc:		1812008		Remarks	
Pub Rmks:  [BRAND NEW BUILD   3358 SQFT ABOVE GRADE   5 BEDROOMS (3 masters with own ensuites)   5 FULL BATHROOMS  TRIPPLE GARAGE  OPEN TO BELOW CONCEPT  SIDE ENTRANCE  - Lake Community Kinniburgh is a prestigious residential area located in Chestermere. This stunning property offers a spacious living space of 3358 square feet Above Grade. With its thoughtfully designed layout, this house boasts 5 well-appointed bedrooms and 5 full bathrooms. The family room features a cozy fireplace, providing a warm and inviting ambiance. The adjoining feature wall adds a touch of elegance and serves as a focal point in the room. Moving on to the kitchen, it is truly a stunning space. The gorgeous kitchen boasts modern appliances, sleek countertops, and ample storage space for all your culinary needs. Additionally, the bonus spice kitchen offers an additional area for preparing elaborate meals or simply keeping your main kitchen organized. One of the most impressive features of this property is the presence of 3 master bedrooms, each equipped with its own ensuite bathroom. This unique aspect is perfect for families looking for extra privacy or for those who desire a luxurious guest suite. The house showcases beautiful floor-to-ceiling windows, allowing an abundance of natural light to fill the interior spaces and providing breathtaking views of the surrounding lake community. Such architectural details create a bright and inviting atmosphere. Another highlight of this property is the separate entry to the basement, offering flexible living options. This feature is ideal for individuals looking to create a private space, such as a home office or additional living quarters for guests or extended family. Outside, a lovely patio awaits, providing a perfect setting for outdoor gatherings, relaxation, and entertainment. With plenty of space, it allows you to enjoy the fresh air and create lasting memories with your loved ones. (There is a \$15,000 Appliance Allowance to choose your own appliances or you can let builder decide for you. Builder is giving option for developing Basement as well, call for further details.) House is still under construction there is still time for you to choose your custom finishes before its complete. book a showing! (finishes may differ from pictures depending on builders decisions or buyers selections during construction phase. Pictures are very similar to what the over all product May be.)					
Inclusions:		none			
Property Listed By:		URBAN-REALTY.ca			

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













