

## 182 KINNIBURGH Crescent, Chestermere T1X 0M2

MLS®#: A2112597 Kinniburgh Listing 03/06/24 List Price: **\$1,179,000** Area:

Status: Active County: Chestermere Change: None Association: Fort McMurray

Date:



**General Information** 

Residential Prop Type: Sub Type: Detached City/Town:

Year Built: 2024 Lot Information

Lot Sz Ar: Lot Shape:

Chestermere Finished Floor Area

Abv Saft: Low Sqft:

4,785 sqft Ttl Sqft:

<u>Parking</u>

3,358

3,358

DOM

<u>Layout</u>

Beds:

Baths:

Style:

74

Ttl Park: 6 Garage Sz: 3

5 (5)

5.0 (5 0)

2 Storey

Access:

**Back Yard** Lot Feat:

Park Feat: **Triple Garage Attached** 

## **Utilities and Features**

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air

Sewer:

**Private Yard** Ext Feat:

**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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	11`5" x 11`5"	Living Room	Main	16`5" x 11`7"
Family Room	Main	16`0" x 4`11"	Kitchen	Main	19`2" x 14`6"
Bonus Room	Upper	17`6" x 11`5"	Laundry	Upper	7`7" x 5`3"
Bedroom - Primary	Upper	17`0" x 15`0"	Bedroom	Main	14`1" x 8`11"
Bedroom	Upper	14`4" x 13`1"	Bedroom	Upper	14`2" x 10`9"
Bedroom	Upper	14`9" x 10`5"	3pc Bathroom	Main	9`5" x 4`11"
3pc Ensuite bath	Upper	10`1" x 4`11"	4pc Bathroom	Upper	8`4" x 4`11"

 4pc Ensuite bath
 Upper
 10`4" x 4`11"
 5pc Ensuite bath
 Upper

 Spice Kitchen
 Main
 13`0" x 8`10"
 Mud Room
 Main

 Walk-In Closet
 Upper
 11`9" x 5`3"

Legal/Tax/Financial

Title: Zoning:
Fee Simple R-1

Legal Desc: **1812008** 

Remarks

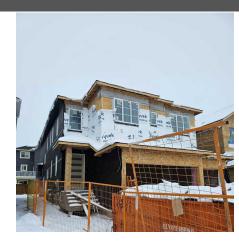
Pub Rmks:

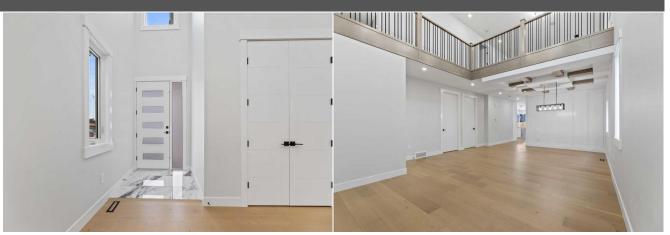
|BRAND NEW BUILD | 3358 SOFT ABOVE GRADE | 5 BEDROOMS (3 masters with own ensuites) | 5 FULL BATHROOMS| TRIPPLE GARAGE| OPEN TO BELOW CONCEPT| SIDE ENTRANCE| - Lake Community Kinniburgh is a prestigious residential area located in Chestermere. This stunning property offers a spacious living space of 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 guarters 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: product M

Property Listed By: URBAN-REALTY.ca

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





14'9" x 10'5"

11`6" x 4`5"

