



THE
A-TEAM

**RE/MAX
FIRST**

225 KINNIBURGH Cove, Chestermere T1X 0Y7

MLS® #: **A2123124**

Area: **Kinniburgh**

Listing Date: **04/15/24**

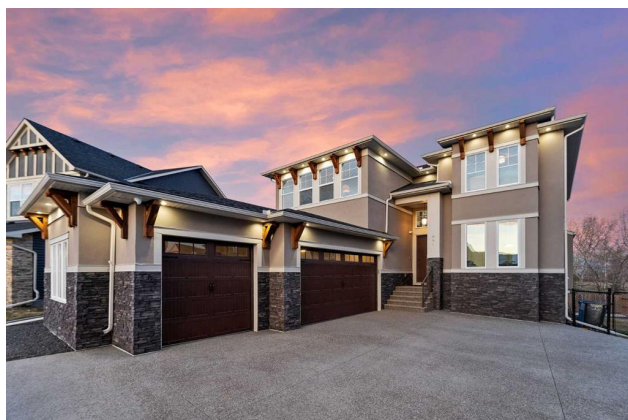
List Price: **\$1,449,000**

Status: **Active**

County: **Chestermere**

Change: **-\$50k, 03-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2019**
Lot Information
Lot Sz Ar: **10,872 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,479**
Low Sqft:
Ttl Sqft: **3,479**

DOM

34
Layout
Beds: **8 (5 3)**
Baths: **5.0 (5 0)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Lawn,Landscaped,Street Lighting,Pie Shaped Lot,Private**
Park Feat: **Aggregate,Front Drive,Heated Garage,Insulated,Oversized,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Private Yard**

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

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Washer,Window Coverings,Wine Refrigerator**

Int Feat: **Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Double Vanity,French Door,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,See Remarks,Storage,Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	15`8" x 15`10"
Living Room	Main	15`10" x 14`9"
Living Room	Main	12`3" x 13`3"
Storage	Main	4`11" x 4`11"
Mud Room	Main	5`10" x 9`9"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	11`7" x 16`6"
Dining Room	Main	8`11" x 13`1"
Pantry	Main	5`6" x 7`7"
4pc Bathroom	Main	4`11" x 8`1"
Bedroom	Main	9`10" x 11`2"

Family Room	Upper	11`6" x 14`11"	4pc Bathroom	Upper	8`5" x 4`10"
Bedroom - Primary	Upper	15`11" x 17`1"	5pc Ensuite bath	Upper	13`3" x 13`7"
Walk-In Closet	Upper	6`8" x 13`8"	Bedroom	Upper	11`11" x 9`3"
Walk-In Closet	Upper	4`11" x 4`10"	Laundry	Upper	8`1" x 5`7"
4pc Bathroom	Upper	4`11" x 9`4"	Bedroom	Upper	13`2" x 12`5"
Bedroom	Upper	12`5" x 13`2"	Game Room	Basement	16`5" x 41`5"
Bedroom	Basement	13`1" x 12`7"	Bedroom	Basement	14`1" x 13`2"
4pc Bathroom	Basement	4`10" x 8`3"	Furnace/Utility Room	Basement	10`9" x 13`10"
Bedroom	Basement	10`1" x 9`8"			

Legal/Tax/Financial

Title: Fee Simple
Legal Desc: 1610322

Zoning: R-1

Remarks

Pub Rmks: ****PRICE REDUCED**** Exquisite Custom-Built Luxury Haven: A Mastery of Space and Design Nestled on an expansive pie-shaped lot, this masterpiece boasts over 5,000 sq. ft. of meticulously designed living space. With 8 bedrooms, 5 full bathrooms, and an oversized driveway, this home is the epitome of grandeur and functionality, perfect for the modern family who loves to entertain. As you step into the grand foyer, you're welcomed into a realm of open-concept elegance. The main floor unfolds into a lavish living area, a sophisticated den, and a formal dining room adorned with exquisite ceiling craftsmanship. The heart of the home is the family room, featuring a cozy gas fireplace and seamless access to the gourmet kitchen. Here, culinary dreams come alive with top-of-the-line stainless steel appliances, pristine quartz countertops, a walk-through pantry, and custom-built mudroom essentials. A four-panel sliding patio door off of the kitchen/dining area leads to a full-length deck with a sleek glass railing and natural gas hookup for BBQ. The triple garage is more than just a parking space—it's an oversized, heated, and insulated sanctuary for your vehicles and hobbies, complete with drywall finishing. Ascending to the upper level, discover a versatile bonus room, a luxurious master suite offering a private balcony, a spa-like 5-piece ensuite, and an expansive walk-through closet with built-in organization. Three additional bedrooms, and two elegant 4-piece bathrooms, ensure ample space for family and guests alike. The fully finished walkout basement is a retreat within itself, featuring 3 more bedrooms, a full bathroom, a second laundry, and a vast recreational room equipped with built-ins and a wet bar—perfect for entertaining and relaxing. Step outside onto the aggregate patio that overlooks the fully landscaped backyard complete with irrigation/sprinkler system. This home is fully wired for sound with speakers, including in the garage. Other features include security cameras, an alarm system, and air conditioning. With extensive upgrades and an unparalleled location, this home is a testament to architectural thoughtfulness and design finesse. Experience the pinnacle of luxury living. Schedule your private showing today.

Inclusions: N/A
Property Listed By: eXp Realty

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

