



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**388 KINNIBURGH Boulevard, Chestermere T1X 0N3**

MLS®#: **A2127218**

Area: **Kinniburgh**

Listing Date: **05/10/24**

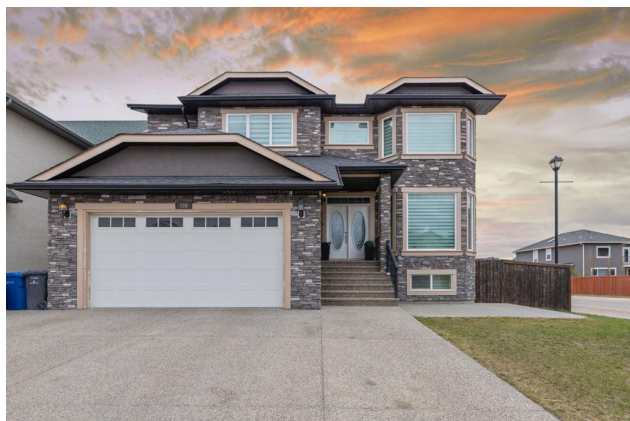
List Price: **\$1,177,777**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Chestermere**  
Year Built: **2013**  
Lot Information  
Lot Sz Ar: **6,528 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **3,251**  
Low Sqft:  
Ttl Sqft: **3,251**

DOM

**53**  
Layout  
Beds: **6 (4 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **432**

Access:  
Lot Feat: **Corner Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central,Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Central Vacuum,Separate Entrance,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`4" x 6`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`0" x 13`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>7`7" x 12`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`0" x 14`4"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>10`9" x 13`1"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`3" x 10`9"</b>
<b>Laundry</b>	<b>Second</b>	<b>10`10" x 6`11"</b>

Room	Level	Dimensions
<b>Office</b>	<b>Main</b>	<b>11`9" x 10`10"</b>
<b>Family Room</b>	<b>Main</b>	<b>25`0" x 16`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`0" x 16`10"</b>
<b>5pc Bathroom</b>	<b>Second</b>	<b>12`4" x 4`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`2" x 11`2"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`10" x 14`4"</b>
<b>Loft</b>	<b>Second</b>	<b>14`1" x 14`3"</b>

Bedroom - Primary  
4pc Bathroom  
Bedroom  
Living Room

Second  
Basement  
Basement  
Basement

15`0" x 15`4"  
9`6" x 5`7"  
17`4" x 13`10"  
37`9" x 16`11"

Walk-In Closet  
Bedroom  
Kitchen

Second  
Basement  
Basement

12`3" x 5`11"  
13`1" x 13`0"  
9`11" x 8`8"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0813311**

Zoning:  
**R-1**

Remarks

Pub Rmks: **Welcome Home! An excellent opportunity to own a corner lot, over 4750 sq ft of living space, walkout basement, listed in the most demanding community of Kinniburgh, Chestermere, where all the amenities, shopping, walking distance to school, grocery, Lake and major highways are quite accessible. \*\*Well Maintained Home | Detached | 6-Bedrooms | 4-Bathrooms | Open Floor Plan | Fully Finished Walkout Basement | High Ceilings | Huge Kitchen | Double Attached Garage | Stucco Exterior | Central A/C | The moment you enter the foyer, you will instantly notice how open and bright the main level is due to the tall 9-ft ceiling and the open concept layout. Many large windows allow an abundance of natural light. The main level features: Den, half washroom, huge upgraded kitchen, large island. The living room, dining room and kitchen are in an open concept layout. The kitchen features considerable storage space, exquisite quartz counters, a beautiful backsplash with modern style kitchen cabinets. On the upper level, we find the cavernous master bedroom complete with a walk-in closet and its own 4-pc ensuite. To complete this level, there are 3 ample sized bedrooms, a full 4pc bathroom, bonus/family room and laundry. Downstairs is a fully finished basement, 2 bedrooms and full washroom with a SEPARATE SIDE ENTRANCE. Hurry and book a showing at this incredible home today!**

Inclusions:  
Property Listed By:

**N/A**  
**TREC The Real Estate Company**

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

