

168 KINNIBURGH Loop, Chestermere T1X0V1

MLS®#: A2131016 Area: Kinniburgh Listing 05/10/24 List Price: **\$1,274,990**

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

Date:



General Information

Prop Type: Sub Type: Detached City/Town:

Year Built: 2017 Lot Information

Lot Sz Ar: Lot Shape: Residential

Chestermere Finished Floor Area Abv Saft:

Low Sqft:

10 sqft Ttl Sqft: 3,128

> <u>Parking</u> Ttl Park:

DOM

<u>Layout</u>

Beds:

Baths:

Style:

51

6 3 Garage Sz:

5 (3 2)

3.5 (3 1)

2 Storey

Access:

Lot Feat: Park Feat: Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Yard

Aggregate, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Triple Garage Attached

3,128

Utilities and Features

Roof: **Asphalt Shingle**

Fireplace(s), Forced Air, Natural Gas, Zoned Heating:

Sewer:

Ext Feat: Balcony, BBQ gas line, Garden Construction:

Stone, Stucco, Wood Frame

Flooring:

Carpet, Hardwood, Tile, Vinyl Plank

Water Source: Fnd/Bsmt: **Poured Concrete**

Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer

Bar, Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen

Island, Open Floorplan, Pantry, Separate Entrance, Storage, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Utilities:

Int Feat:

Kitchen Appl:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	20`9" x 13`5"	Dining Room	Main	13`5" x 11`1"
Living Room	Main	13`1" x 13`4"	Breakfast Nook	Main	12`6" x 10`5"
Pantry	Main	12`3" x 4`11"	Foyer	Main	12`2" x 9`5"
2pc Bathroom	Main	5`3" x 4`11"	Mud Room	Main	9`2" x 6`11"
Bonus Room	Upper	19`2" x 16`0"	Bedroom - Primary	Upper	16`0" x 16`0"
5pc Ensuite bath	Upper	11`6" x 11`1"	Den	Upper	13`8" x 6`4"

 Bedroom
 Upper
 16`8" x 12`7"

 Laundry
 Upper
 8`5" x 5`1"

 Bedroom
 Lower
 12`11" x 13`4"

 3pc Bathroom
 Lower
 12`1" x 6`0"

Bedroom Upper
5pc Bathroom Upper
Bedroom Lower

16`7" x 11`11"

8`5" x 7`6"

11`5" x 14`8"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-1

Legal Desc: **1411563**

Remarks

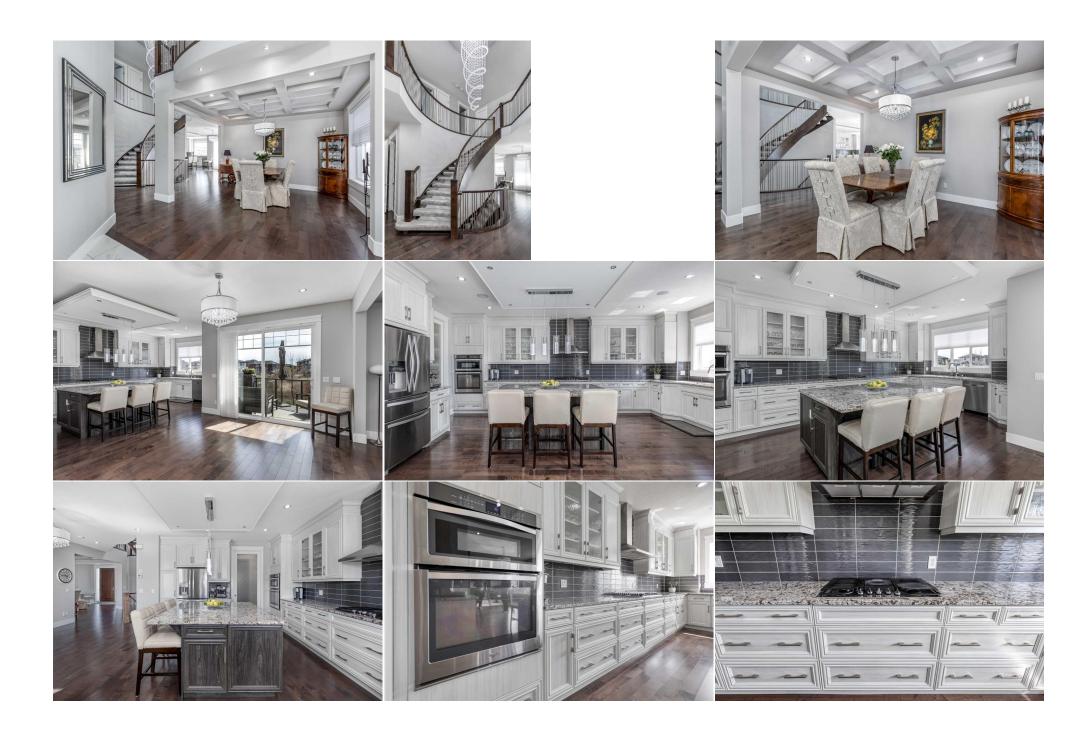
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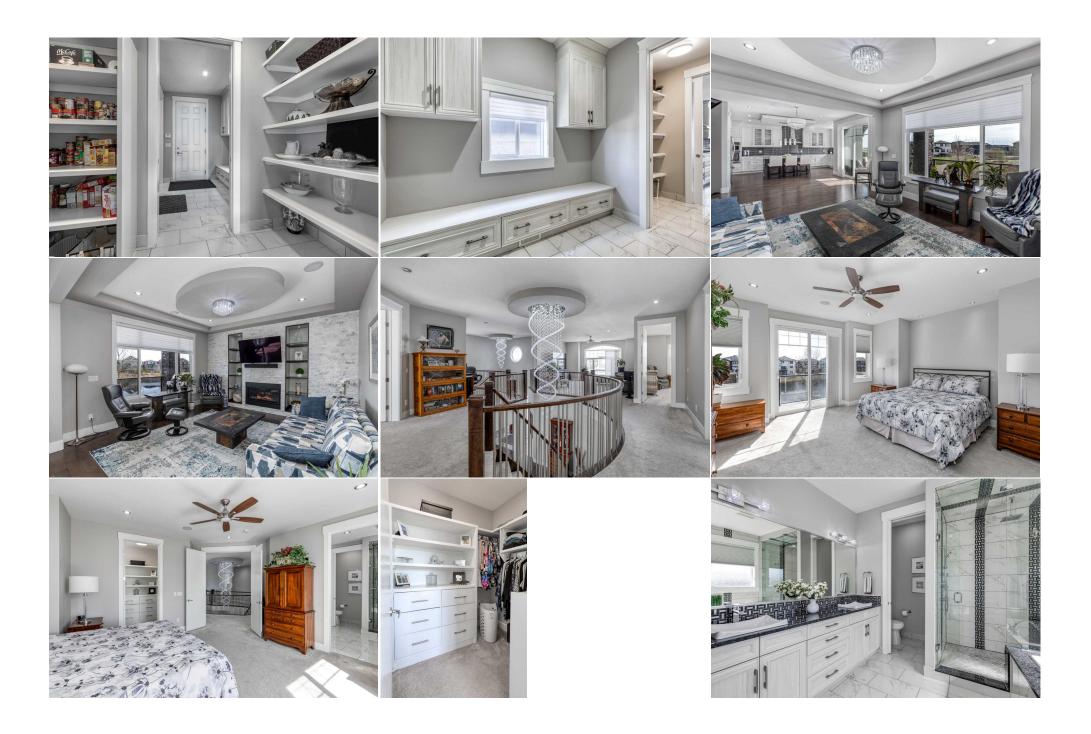
Discover luxury living with over 4,400 square foot of elegant living space! This stunning, 5-bedroom home backs onto a tranquil pond and walking path, and is filled with high quality upgrades. The interior of the home is as beautiful as the exterior. You'll immediately be impressed as you walk through the massive 8-foot front door and into the grand entrance, enhanced by tray ceilings, sparkling chandeliers and the spiral staircase spanning from the second floor down to the finished, walkout basement. All three levels flow effortlessly into one another, and the same, gorgeous custom mosaic tile you'll find in the primary ensuite will meet you in the full bathroom in the lowest level. The heart of the home is the sun-filled gourmet kitchen, equipped with a large granite island, perfect for entertaining and everyday living. You will be amazed by the size of the walk-through pantry, which flows perfectly into the large mudroom, and into the triple-car garage. No expense was spared here as the garage comes insulated, drywalled, painted and even features a knock-down textured ceiling. Upstairs, the massive Primary Bedroom boasts its own private balcony overlooking the pond, a luxurious 5-piece ensuite, and a spacious walk-in closet with custom built-in closet organizers. The additional bedrooms offer comfort and style with ample space, with 4 out of the 5 bedrooms offering large walk-in closets. The bright, over 300 sq ft Bonus Room overlooks the Main Foyer and is complimented by the spectacular chandelier. On the lowest level, you'll find more bedrooms, a full bathroom, a large living space with a wet bar and the walk-out to the gorgeous aggregate stone patio. The stone theme is carried throughout the whole home, including the exterior where the 4, tall stone pillars mirror the stonework nearly covering the whole face of the home. Each detail in this stunning property combines functionality with luxury. The built-in speaker system throughout the entire home (including exterior), the aggregate stone driveway, walkwa

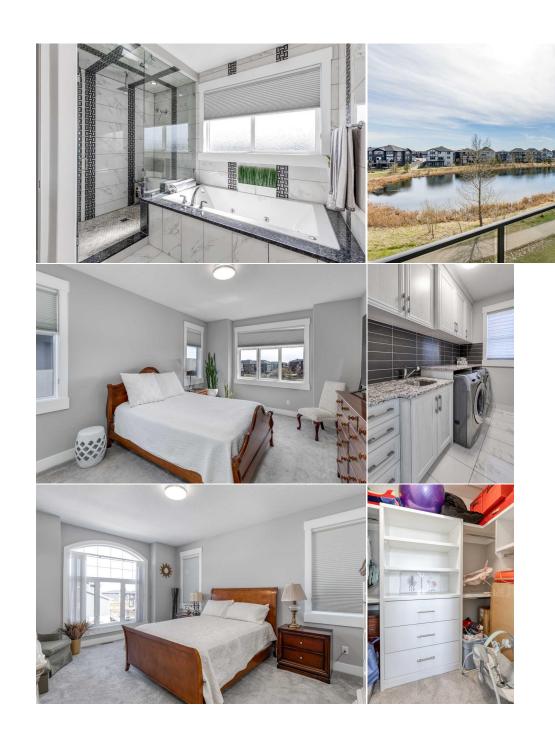
Inclusions: N/A
Property Listed By: CIR Realty

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











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