



THE
A-TEAM

**RE/MAX
FIRST**

249 KINNIBURGH Boulevard, Chestermere T1X0M2

MLS®#: **A2133128**

Area: **Kinniburgh**

Listing Date: **05/17/24**

List Price: **\$989,786**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2014**

Finished Floor Area
Abv Sqft: **2,979**
Low Sqft:
Ttl Sqft: **2,979**

Lot Information

Lot Sz Ar: **5,000 sqft**
Lot Shape:

DOM

37
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Attached**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Gas Grill**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Range Hood,Refrigerator**
Int Feat: **Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	7`0" x 5`1"
Foyer	Main	13`4" x 8`3"
Living Room	Main	16`10" x 16`5"
Office	Main	10`2" x 8`3"
4pc Bathroom	Upper	5`1" x 8`9"
Bedroom	Upper	11`4" x 13`10"
Bonus Room	Upper	17`6" x 24`9"

Room	Level	Dimensions
Dining Room	Main	15`0" x 4`11"
Kitchen	Main	19`2" x 16`5"
Mud Room	Main	7`5" x 8`10"
Pantry	Main	7`5" x 10`6"
5pc Ensuite bath	Upper	13`5" x 11`0"
Bedroom	Upper	12`10" x 15`4"
Laundry	Upper	7`9" x 7`0"

Bedroom - Primary
4pc Bathroom
Bedroom
Game Room

Upper
Basement
Basement
Basement

20`8" x 21`9"
10`8" x 5`1"
10`8" x 10`10"
33`1" x 21`2"

Walk-In Closet
Other
Mud Room

Upper
Basement
Basement

10`8" x 8`8"
11`1" x 4`9"
7`4" x 6`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0813311

Zoning:
R!

Remarks

Pub Rmks: **Beautiful, executive style, over 3900 sqft of living space home in Kinniburgh. Main floor has 9' Ceilings and open to above in the family room. Built-in wall unit in the basement family room and the main floor great room. Beautiful kitchen with Quartz counter-tops, stainless steel built in appliances, and a walk through butler's pantry. Master Bedroom has a very nice en-suite with heated floors, a custom steam shower, his and her sinks, and a jetted tub. 2 more good sized bedroom and a bonus room with a main bath. Fully finished basement with in floor heating roughed in, has a bedroom, a full bath, and a huge second family room. This home is loaded with all the upgrades such as: hardwood, quartz, tons of pot lights, beautiful tiles, a built in sound system, Central Air Conditioned, Walk up basement with separate entrance, 9' basement ceiling, and the list goes on. Priced right to sell for a quick possession. Absolutely no disappointments here.**

Inclusions:
Property Listed By:

N/A
RE/MAX House of Real Estate

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











