



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**155 KINNIBURGH Road, Chestermere T1X1C1**

MLS® #: **A2134447**

Area: **Kinniburgh**

Listing Date: **05/22/24**

List Price: **\$629,000**

Status: **Pending**

County: **Chestermere**

Change: **-\$6k, 06-Jun**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Chestermere**

Abv Sqft:

**2,105**

Year Built:

**2014**

Low Sqft:

Ttl Sqft:

**2,105**

Lot Information

Lot Sz Ar:

**3,484 sqft**

Lot Shape:

DOM

**34**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard**

**Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony**

Construction:

**Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner,Dishwasher,Electric Range,Freezer,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat:

**Built-in Features,Ceiling Fan(s),Double Vanity,Kitchen Island,Open Floorplan,Pantry,Soaking Tub**

Utilities:

Room Information

Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`0" x 12`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`8" x 9`4"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>10`4" x 6`8"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Second</b>	<b>12`10" x 9`2"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>11`6" x 9`6"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 5`0"</b>

Legal/Tax/Financial

Title:

**Fee Simple**

Zoning:

**DC-R2**

Legal Desc:

**1411563**

Remarks

Pub Rmks:

**Welcome to this stunning 3-bedroom, 2.5-bathroom original showhome nestled in a sought-after neighborhood. Boasting elegance and sophistication, this home is filled with upgrades and modern amenities, making it an exquisite retreat for any homeowner. As you step inside, you're greeted by an inviting spacious living area perfect for entertaining guests or enjoying cozy nights in, complete with Hunter Douglas blinds adorning the windows, allowing for both privacy and natural light. The kitchen is a chef's dream, featuring high-end appliances, ample counter space, and sleek cabinetry. Whether you're hosting a dinner party or preparing a meal for your family, this kitchen is sure to impress. Upstairs, you'll find three generously sized bedrooms, including a luxurious master suite with a private ensuite bath. Each bedroom offers comfort and tranquility, providing the perfect space to unwind after a long day. Step outside to your expansive drop deck, ideal for summer BBQs, morning coffee, or simply basking in the sunshine. The oversized garage provides plenty of storage space for your vehicles and outdoor gear, ensuring convenience and organization. With central air conditioning, you'll stay cool and comfortable year-round, while the meticulously maintained landscaping adds to the curb appeal of this remarkable home. Conveniently located near schools, parks, shopping, and dining, this property offers the perfect blend of luxury and convenience. Don't miss your opportunity to make this exceptional residence your own.**

Inclusions:

N/A

Property Listed By:

eXp Realty

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











