



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**137 KINNIBURGH Cove, Chestermere t2p2g7**

MLS®#: **A2134553** Area: **Kinniburgh** Listing Date: **05/25/24** List Price: **\$1,449,000**  
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Chestermere**  
 Year Built: **2018**  
Lot Information  
 Lot Sz Ar: **5,274 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **3,075**  
 Low Sqft:  
 Ttl Sqft: **3,075**

DOM

**31**  
Layout  
 Beds: **7 (5 2 )**  
 Baths: **5.5 (5 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard**  
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony,Garden,Playground**

Construction: **Concrete,Stone,Stucco**  
 Flooring: **Carpet,Concrete,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Built-In Range,Dishwasher,Electric Range,Range Hood,Washer/Dryer**  
 Int Feat: **Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Stone Counters,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7`3" x 3`6"	4pc Ensuite bath	Main	10`6" x 5`0"
Bedroom	Main	10`6" x 11`7"	Dining Room	Main	15`6" x 8`7"
Family Room	Main	17`10" x 14`6"	Kitchen	Main	14`4" x 16`4"
Spice Kitchen	Main	10`6" x 7`9"	Living Room	Main	13`9" x 20`2"
3pc Ensuite bath	Upper	5`0" x 8`1"	5pc Bathroom	Upper	13`0" x 5`1"
5pc Ensuite bath	Main	11`2" x 9`9"	Bedroom	Upper	10`6" x 13`11"
Bedroom	Upper	10`5" x 13`6"	Bedroom	Upper	16`10" x 15`9"

Bedroom - Primary  
Bedroom  
Den  
Game Room

Upper  
Basement  
Basement  
Basement

15`1" x 15`7"  
12`11" x 9`1"  
15`0" x 14`1"  
16`10" x 17`6"

4pc Bathroom  
Bedroom  
Kitchen  
Furnace/Utility Room

Basement  
Basement  
Basement  
Basement

9`2" x 4`11"  
12`11" x 12`0"  
9`11" x 13`11"  
10`1" x 10`11"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

Zoning:  
R-1

53123000

Remarks

Pub Rmks:

**Dual Basement! Looking for a spectacular home in beautiful Kinniburgh? This is the one! Located on one of the biggest estate lots in Kinniburgh, this property offers amazing privacy and peace. With over 5952 sq ft of living space, this home is a blend of style and function. The THREE CAR GARAGE provides plenty of room for vehicles and storage. Inside, you'll find bright engineered hardwood floors and an open-concept layout, perfect for modern living. WALK OUT Basement ( 2bed room basement for Rental, yielding \$1600.00 in rent) PLUS another section which you can use for recreational activity or as an office with separate entrance so if your clients visit you, your family still has the privacy. The gourmet kitchen features MASSIVE QUARTZ ISLANDS, custom cabinets, and top-notch appliances, including a double Sub-Zero fridge. A large patio door lets in lots of natural light, making the space bright and inviting. The main level includes a guest suite and a luxurious primary bedroom with a fancy ensuite and a big walk-in closet and a separate powder room. A beautiful staircase leads to the upper level, which has three more bedrooms and two full baths, including a second master bedroom. The lower level is all about luxury, with a walk-out rec room, exercise room, and 2 extra bedroom with a stylish bath. Located in a sought-after neighborhood, this home offers both privacy and easy access to city amenities and top-rated schools. Don't miss out on luxury living at its best. Schedule your showing today and make this dream home yours!**

Inclusions:  
Property Listed By:

NA  
PREP Realty

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









