



THE
A-TEAM

**RE/MAX
FIRST**

203 KINNIBURGH Loop, Chestermere T1X 2S8

MLS®#: **A2134776** Area: **Kinniburgh** Listing Date: **07/15/24** List Price: **\$880,000**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **5,271 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,312**
 Low Sqft:
 Ttl Sqft: **2,312**

DOM

63
Layout
 Beds: **3 (3)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Front Yard,Lawn,Landscaped**
 Park Feat: **Driveway,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,ENERGY STAR Qualified Equipment,Forced Air,Humidity Control,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Lighting**

Construction: **Brick,Concrete,Manufactured Floor Joist,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator**
 Int Feat: **Breakfast Bar,Built-in Features,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Smart Home,Tankless Hot Water,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Family Room	Main	12`1" x 15`0"	Kitchen	Main	11`0" x 13`3"
Dining Room	Main	9`8" x 12`0"	4pc Bathroom	Main	8`10" x 5`0"
Office	Main	9`0" x 9`5"	Mud Room	Main	12`10" x 4`9"

Bedroom - Primary	Upper	12`7" x 14`0"	5pc Ensuite bath	Upper	12`3" x 10`1"
Walk-In Closet	Upper	6`9" x 8`4"	Bedroom	Upper	12`8" x 10`0"
Bedroom	Upper	11`0" x 9`4"	4pc Bathroom	Upper	8`1" x 8`10"
Laundry	Upper	6`0" x 5`6"	Bonus Room	Upper	12`4" x 9`4"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R1**
 Legal Desc: **221 1697**

Remarks

Pub Rmks: **Stunning New Home in Kinniburgh South, Chestermere Discover the perfect blend of luxury and comfort in this brand new single-family home located in the Kinniburgh South Chestermere. This exquisite property offers 2,312 square feet of beautifully designed living space and a triple car garage and open to below. Interior Features - **Bedrooms and Bathrooms**:** This home boasts 3 spacious bedrooms and an office/main floor bedroom. With 3 full bathrooms, including a luxurious ensuite with a glass standing shower and a full main bathroom on the 1st floor, with a 2nd floor bathroom featuring a double vanity. - ****Living Spaces**:** Enjoy the warmth and elegance of the living room with a cozy fireplace, a formal dining area perfect for family gatherings, and an additional bonus room for versatile use. - ****Kitchen**:** The heart of this home is the gourmet kitchen, complete with quartz countertops, full-height cabinets, a gas range, and a large island with breakfast bar perfect for meal prep and casual dining. - ****Special Interior Features**:** The home is filled with premium features, including oversized triple pane windows that flood the space with natural light, 9-foot ceilings on both the main floor and basement, 8-foot doors, and stylish black spindle railings. Exterior Features - ****Outdoor Spaces**:** Situated on a large lot, the property includes a front, side, and backyard, offering ample space for outdoor activities. Plus, it's just steps away from a beautiful green space. - ****Parking**:** The oversized Triple-car attached garage provides plenty of room for vehicles and storage. - ****Community Amenities**:** Residents will enjoy access to nearby greenspaces, a pond, Chestermere Lake, and convenient commercial stores. Additional Features - ****Upgrades**:** True 9-foot basement ceilings, Triple-pane oversized windows, Insulated basement slab and joist pockets, Tankless hot water, Finished stairs to basement, Roughed-in basement, Full HRV system, Side entry and much more!! - ****Energy Efficiency**:** Designed with energy efficiency in mind, the home includes a tankless hot water tank and a Heat Recovery Ventilator (HRV) system. - ****Smart Home**:** Stay connected with smart home technology that allows you to control various aspects of your home from your phone. Your Unique Opportunity Awaits - ****Incredible Value**:** This brand new home is priced well below the community average, offering exceptional value. - ****Side Entrance**:** The side entrance comes standard in this home. - ****Visuals**:** All renderings are constructed from proposed plans and are subject to change in leu of availability and constructability, ensuring the final product will meet the highest standards. Don't miss the opportunity to own this stunning home in Kinniburgh South, Chestermere. Contact us today to schedule a viewing and experience the luxury and comfort this home has to offer. Tentative possession date is November 29th 2024

Inclusions: **N/A**
 Property Listed By: **Real Estate Professionals Inc.**

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