



THE
A-TEAM

**RE/MAX
FIRST**

182 KINNIBURGH Crescent, Chestermere T1X 0M2

MLS® #: **A2139268**

Area: **Kinniburgh**

Listing Date: **06/07/24**

List Price: **\$1,099,000**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **3,358**

Low Sqft:

Ttl Sqft: **3,358**

Lot Information

Lot Sz Ar: **4,785 sqft**

Lot Shape:

DOM

23

Layout

Beds: **5 (5)**

Baths: **5.0 (5 0)**

Style: **2 Storey**

Parking

Ttl Park: **6**

Garage Sz: **3**

Access:

Lot Feat: **Private**

Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **See Remarks**
Int Feat: **Ceiling Fan(s),Chandelier,Closet Organizers,Crown Molding,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	11`5" x 11`5"
Family Room	Main	16`0" x 4`11"
Bonus Room	Upper	17`6" x 11`5"
Bedroom	Upper	14`4" x 13`1"
Bedroom	Main	14`1" x 8`11"
Laundry	Upper	7`7" x 5`3"
4pc Bathroom	Upper	8`4" x 4`11"

Room	Level	Dimensions
Living Room	Main	16`5" x 11`7"
Kitchen	Main	19`2" x 14`6"
Bedroom - Primary	Upper	17`0" x 15`0"
Bedroom	Upper	14`9" x 10`5"
Bedroom	Upper	14`2" x 10`9"
3pc Bathroom	Main	9`5" x 4`11"
5pc Ensuite bath	Upper	14`9" x 10`5"

3pc Ensuite bath
Spice Kitchen
Mud Room

Upper
Main
Upper

10`1" x 4`11"
13`0" x 8`10"
11`6" x 4`5"

4pc Ensuite bath
Walk-In Closet

Upper
Upper

10`4" x 4`11"
11`9" x 5`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1812008

Zoning:
R-1

Remarks

Pub Rmks:

[BRAND NEW BUILD | 3358 SQFT ABOVE GRADE | 5 BEDROOMS (3 masters with own ensuites) | 5 FULL BATHROOMS|TRIPPLE GARAGE| OPEN TO BELOW CONCEPT| SIDE ENTRANCE| - Lake Community Kinniburgh is a prestigious residential area located in Chestermere. This stunning property offers a spacious living space of 3358 square feet Above Grade. With its thoughtfully designed lay out, this house boasts 5 well-appointed bedrooms and 5 full bathrooms. The family room features a cozy fireplace, providing a warm and inviting ambiance. The adjoining feature wall adds a touch of elegance and serves as a focal point in the room. Moving on to the kitchen, it is truly a stunning space. The gorgeous kitchen boasts modern appliances, sleek countertops, and ample storage space for all your culinary needs. Additionally, the bonus spice kitchen offers an additional area for preparing elaborate meals or simply keeping your main kitchen organized. One of the most impressive features of this property is the presence of 3 master bedrooms, each equipped with its own ensuite bathroom. This unique aspect is perfect for families looking for extra privacy or for those who desire a luxurious guest suite. The house showcases beautiful floor-to-ceiling windows, allowing an abundance of natural light to fill the interior spaces and providing breathtaking views of the surrounding lake community. Such architectural details create a bright and inviting atmosphere. Another highlight of this property is the separate entry to the basement, offering flexible living options. This feature is ideal for individuals looking to create a private space, such as a home office or additional living quarters for guests or extended family. Outside, a lovely patio awaits, providing a perfect setting for out door gatherings, relaxation, and entertainment. With plenty of space, it allows you to enjoy the fresh air and create lasting memories with your loved ones. (Builder is giving option for developing Basement as well, call for further details.) Exterior is still under construction will be completed in couple weeks.

Inclusions:
Property Listed By:

none
URBAN-REALTY.ca

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









