



THE
A-TEAM

**RE/MAX
FIRST**

164 KINNIBURGH Boulevard, Chestermere T1X 0M2

MLS®#: **A2140115**

Area: **Kinniburgh**

Listing Date: **06/11/24**

List Price: **\$749,900**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2011**

Finished Floor Area
Abv Sqft: **1,576**
Low Sqft:
Ttl Sqft: **1,576**

Lot Information

Lot Sz Ar: **8,011 sqft**
Lot Shape:

DOM

97
Layout
Beds: **3 (1 2)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Lawn,Low Maintenance Landscape,Gentle Sloping**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Ceiling Fan(s),High Ceilings,Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
Office	Main	12`2" x 11`0"
Laundry	Main	8`1" x 8`11"
Dining Room	Main	10`1" x 12`0"
Bedroom - Primary	Main	18`9" x 18`0"
Walk-In Closet	Main	11`8" x 10`1"
Furnace/Utility Room	Basement	18`3" x 4`6"
4pc Bathroom	Basement	5`6" x 8`8"

Room	Level	Dimensions
2pc Bathroom	Main	5`4" x 4`11"
Kitchen	Main	13`11" x 18`3"
Living Room	Main	21`4" x 15`9"
5pc Ensuite bath	Main	11`9" x 11`5"
Walk-In Closet	Basement	9`7" x 4`11"
Storage	Basement	8`2" x 12`10"
Bedroom	Basement	10`4" x 11`2"

**Bedroom
Other**

**Basement
Basement**

**10`6" x 11`2"
7`7" x 17`8"**

Game Room

Basement

19`2" x 32`6"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R1

0813311

Remarks

Pub Rmks:

OVER 8,000 SQFT LOT - ALMOST 3000 SQFT LIVING SPACE, WALK OUT BASEMENT, 2 CAR ATTACHED GARAGE, BALCONY & PATIO, BACK YARD - 9FT CEILINGS ON BOTH LEVELS, CENTRAL AIR - Welcome to your ELEGANTLY DESIGNED BUNGALOW with an EASILY POSSIBLE ILLEGAL/LLEGAL, WALK OUT, SUITE (subject to city approval). The front foyer opens into large living, kitchen and dining space. To the right is an OFFICE with large windows, half bath and laundry. The kitchen is complete with all STAINLESS STEEL APPLIANCES, large pantry and an ISLAND. The living room is warmed with a tile faced fireplace and the dining room open onto your DECK. The primary ensuite with walk in closet and 5pc bathroom completes this floor. The WALK OUT BASEMENT has 2 Bedrooms, and 1 bathroom, large rec room and wet bar which can easily be converted into a KITCHEN. This basement can EASILY be converted into an ILLEGAL/LLEGAL SUITE (Subject to city approval) and walks out onto a PATIO and BACK YARD. This home is in a sols location with the lake, golf, shopping and schools close by.

Inclusions:

Property Listed By:

Window blinds, air condition, roughing heated basement floor, water softener, Vacuflow, tire racks and all fixtures in the garage.

Real Broker

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