



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**169 KINNIBURGH , Chestermere T1X 0M2**

MLS® #: **A2144471**

Area: **Kinniburgh**

Listing Date: **06/25/24**

List Price: **\$830,000**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Chestermere**  
Year Built: **2013**  
Lot Information  
Lot Sz Ar: **6,674 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,445**  
Low Sqft:  
Ttl Sqft: **2,445**

DOM

**7**  
Layout  
Beds: **4 (4 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Landscaped,Level,Rectangular Lot**  
Park Feat: **Oversized,Triple Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Range,Range Hood,Refrigerator,Washer**  
Int Feat: **High Ceilings,Kitchen Island,Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	11`10" x 11`0"
Office	Main	11`0" x 9`9"
Bonus Room	Upper	16`11" x 13`0"
Bedroom	Upper	11`1" x 9`9"
Bedroom	Upper	10`9" x 9`6"
4pc Bathroom	Upper	8`6" x 6`1"
Laundry	Main	10`0" x 8`1"

Room	Level	Dimensions
Living Room	Main	16`11" x 15`11"
Kitchen	Main	16`5" x 13`2"
Bedroom - Primary	Upper	15`0" x 12`10"
Bedroom	Upper	10`8" x 9`6"
2pc Bathroom	Main	6`9" x 2`8"
5pc Ensuite bath	Upper	11`7" x 10`4"
Pantry	Main	6`4" x 4`0"

Walk-In Closet

Upper

11`7" x 6`2"

Foyer  
Legal/Tax/Financial

Main

12`3" x 8`5"

Title:  
**Fee Simple**  
Legal Desc:

**0813311**

Zoning:  
**REM**

Remarks

Pub Rmks: **BACKING ONTO PATH/WALK WAY! 2 Storey home offering over 2400 SQ FT of luxurious living space with lots of upgrades! 4 Bedrooms, 3 Half Baths and an Attached Triple Garage! Main floor boasts 9 FT CEILINGS! Entering the main floor, you will find a half bath, beautiful office, family room with fireplace, dining room with access to your gorgeous deck and laundry. One of the highlights in this home is the Gourmet Kitchen with QUARTZ countertops, Kitchen Island, Stainless Steel Appliances and Spacious Pantry. The Open Floorplan concept is adapted very well into this functional layout. Some additional features as such : Air Conditioning, Sprinkler System, Built in Vacuum system, Rough in for Heated garage etc....., Make your way to the upper level that offers a bonus room with fireplace, 3 spacious bedrooms, FULL bath and lastly the gorgeous master with its own 5 PC ENSUITE AND W.I.C!!! The Attached Triple Garage is OVERSIZED! You can also access the CONCRETE PATIO from the deck! The common areas such as the dining, family and bonus room all have large windows allowing for lots of natural light into the home. This home is just MINUTES FROM THE LAKE, close to schools and shopping**

Inclusions:  
Property Listed By: **NONE  
CIR Realty**

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

















