



THE  
**A-TEAM**

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FIRST**

**247 KINNIBURGH Place, Chestermere T1X 1Y2**

MLS®#: **A2149202**      Area: **Kinniburgh**      Listing **07/12/24**      List Price: **\$1,247,000**  
 Status: **Active**      County: **Chestermere**      Change: **-\$1,000, 19-Aug**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Chestermere**      Finished Floor Area  
 Year Built: **2020**      Abv Sqft: **3,476**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **5,100 sqft**      Ttl Sqft: **3,476**  
 Lot Shape:

DOM

**66**  
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,City Lot,Cul-De-Sac**  
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Concrete,Manufactured Floor Joist,Stucco,Wood Frame**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Other**  
 Flooring: **Ceramic Tile,Hardwood,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Oven,Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Window Coverings**  
 Int Feat: **Ceiling Fan(s),Double Vanity,High Ceilings,Kitchen Island,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>9`3" x 5`7"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`9" x 11`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`11" x 22`2"</b>	<b>Family Room</b>	<b>Main</b>	<b>11`5" x 14`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`7" x 17`2"</b>	<b>Living Room</b>	<b>Main</b>	<b>17`2" x 28`4"</b>
<b>Mud Room</b>	<b>Main</b>	<b>6`9" x 7`5"</b>	<b>Spice Kitchen</b>	<b>Main</b>	<b>14`8" x 5`10"</b>
<b>2pc Bathroom</b>	<b>Second</b>	<b>5`0" x 5`8"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>10`9" x 4`11"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>4`10" x 9`0"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>13`6" x 9`0"</b>

**Bedroom** Second 10`10" x 4`11"  
**Bedroom** Second 12`7" x 14`5"  
**Loft** Second 13`4" x 14`5"  
**Walk-In Closet** Second 10`7" x 4`10"  
**Living Room** Basement 22`5" x 19`3"  
**Bedroom** Basement 9`9" x 12`0"  
**Breakfast Nook** Basement 10`2" x 6`10"  
**Furnace/Utility Room** Basement 9`9" x 11`2"

**Bedroom** Second 10`9" x 17`7"  
**Laundry** Second 7`5" x 5`8"  
**Bedroom - Primary** Second 21`5" x 17`0"  
**Walk-In Closet** Second 12`1" x 6`1"  
**4pc Bathroom** Basement 4`11" x 10`2"  
**Bedroom** Basement 10`6" x 12`2"  
**Kitchen** Basement 10`2" x 10`4"  
**Walk-In Closet** Basement 5`6" x 10`11"

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-1**  
 Legal Desc: **1812008**

Remarks

Pub Rmks: **Welcome to 247 Kinniburgh Place in Chestermere, where luxury meets comfort in this stunning property. As you step into this exquisite home, you're greeted by a spacious foyer that sets the tone for the elegance that awaits. The main floor boasts an open-concept layout, perfect for entertaining or simply enjoying quality time with family. The gourmet kitchen is a chef's dream, featuring high-end stainless steel appliances, granite countertops, and ample storage space. The adjacent dining area offers plenty of room for gatherings, while the cozy living room invites you to relax by the fireplace on chilly evenings. There is also fifth bedroom and another full bathroom on the main floor, perfect for accommodating overnight guests or extended family members. Upstairs, you'll find the master retreat, complete with a walk-in closet and a spa-like ensuite bathroom featuring a luxurious soaking tub and a separate shower. Three additional bedrooms provide plenty of space for family or guests, along with another full bathroom for convenience. The illegal basement suite could be a mortgage helper, which offers two additional bedrooms with 4pc bathroom with separate entrance. Whether you're in need of a home office, a playroom for the kids, or a media room for movie nights, this area has endless possibilities. Outside, the expansive backyard is an oasis waiting to be enjoyed. Spend summer days relaxing on the deck, firing up the barbecue, or playing games on the lush lawn. you'll appreciate the added privacy while still being close to all the amenities Chestermere has to offer. With its prime location, luxurious features, and ample space for living and entertaining, 247 Kinniburgh Place is more than just a home—it's a lifestyle. Don't miss your chance to make this dream property your own. Schedule your viewing today and prepare to fall in love.**

Inclusions: **N/A**  
 Property Listed By: **RE/MAX iRealty Innovations**

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