



THE
A-TEAM

**RE/MAX
FIRST**

182 KINNIBURGH , Chestermere T1X 0M2

MLS®#: **A2152892** Area: **Kinniburgh** Listing Date: **07/26/24** List Price: **\$1,089,000**
 Status: **Pending** County: **Chestermere** Change: **-\$10k, 13-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Chestermere**
 City/Town: **2024**
 Year Built: **4,785 sqft**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,358**
 Low Sqft:
 Ttl Sqft: **3,358**

DOM

52
Layout
 Beds: **5 (5)**
 Baths: **5.0 (5 0)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Range,Induction Cooktop,Microwave,Range Hood,Refrigerator**
 Int Feat: **Ceiling Fan(s),Chandelier,Closet Organizers,Crown Molding,Double Vanity,High Ceilings,Kitchen Island,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`5" x 11`5"	Living Room	Main	16`5" x 11`7"
Family Room	Main	16`0" x 14`11"	Kitchen	Main	19`2" x 14`6"
Bonus Room	Upper	17`6" x 11`5"	Bedroom - Primary	Upper	17`0" x 15`0"
Bedroom	Upper	14`4" x 13`1"	Bedroom	Upper	14`9" x 10`5"
Bedroom	Main	14`1" x 8`11"	Bedroom	Upper	14`2" x 10`9"
Laundry	Upper	7`7" x 5`3"	3pc Bathroom	Main	9`5" x 4`11"
4pc Bathroom	Upper	8`4" x 4`11"	5pc Ensuite bath	Upper	14`9" x 10`5"

3pc Ensuite bath
Spice Kitchen
Mud Room

Upper
Main
Main

10`1" x 4`11"
13`10" 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 FULLBATHROOMS|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 breath taking 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.)

Inclusions:
Property Listed By:

none
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TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123