



THE
A-TEAM

**RE/MAX
FIRST**

205 KINNIBURGH Circle, Chestermere T1X 0P8

MLS®#: **A2152978** Area: **Kinniburgh** Listing Date: **08/01/24** List Price: **\$999,900**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2016**
Lot Information
 Lot Sz Ar: **5,861 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,849**
 Low Sqft:
 Ttl Sqft: **2,849**

DOM

48
Layout
 Beds: **6 (4 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot,Front Yard,Lawn,Landscaped,Level,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Lighting,Private Entrance,Private Yard,Rain Gutters**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Soaking Tub,Storage,Tray Ceiling(s),Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	18`6" x 18`9"	Bedroom - Primary	Upper	14`10" x 17`5"
Dining Room	Main	14`0" x 15`0"	Walk-In Closet	Upper	12`1" x 5`3"
Living Room	Main	14`11" x 17`11"	5pc Ensuite bath	Upper	12`1" x 11`9"
Office	Main	10`1" x 9`5"	Bedroom	Upper	13`8" x 14`10"
Mud Room	Main	13`1" x 7`10"	Bedroom	Upper	12`2" x 10`9"
Foyer	Main	14`10" x 7`7"	Bedroom	Upper	10`0" x 13`3"

2pc Bathroom
Laundry
Game Room
4pc Bathroom
Furnace/Utility Room

Main
Upper
Basement
Basement
Basement

5`0" x 5`4"
12`2" x 4`11"
19`9" x 19`7"
9`1" x 4`11"
9`1" x 11`0"

5pc Bathroom
Loft
Bedroom
Bedroom

Upper
Upper
Basement
Basement

12`0" x 5`0"
15`11" x 12`5"
12`10" x 16`8"
13`0" x 14`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1212010

Zoning:
R-1

Remarks

Pub Rmks: **Welcome to your dream Home! Nestled in the lakeside community of Chestermere, this exquisite 6-bedroom, 3.5-bath, detached home offers a luxurious living experience. Located on a LARGE CORNER LOT in beautiful Kinniburgh, this home is a true masterpiece boasting just over 4000qft of thoughtfully designed living space with an outstanding floorplan and a plethora of upgrades. Step inside and you'll discover a home that defines luxury and functionality. The expansive gourmet kitchen, an absolute chef's dream, featuring a tray ceiling that offers an elevated sense of space and elegance. Equipped with top-of-the-line stainless steel appliances, including a French door refrigerator, built-in microwave, gas stove, range hood, and an extra-large kitchen island crowned with gleaming white quartz countertops with eating bar, perfect for entertaining guests or casual dining. A walk-through pantry seamlessly connects to an impressive mudroom with an abundant of storage; providing a direct path from the attached double garage to the kitchen, making grocery hauls effortless. Adjacent to the vaulted front foyer, an office room offers a perfect sanctuary for productivity and creativity. The spacious family room, with an elegant fireplace and built in bookcases, serves as the heart of the home, perfect for both relaxation and entertaining. Make your way upstairs to find an inviting bonus room, providing a versatile space that can be customized to suit your needs. The master suite is a true retreat, offering a luxurious 5-piece ensuite, with dual vanities, standup glass shower, deep soaker tub, and a spacious walk-in closet. Three other generously sized bedrooms are located on the upper floor and awaits your growing family. Convenient upstairs laundry room and a 4pc bathroom completes the top floor! The fully developed basement is spacious, and can be accessed through a separate side entrance door, two large additional bedrooms and a wet bar, providing endless possibilities for use and storage. Every inch of this residence reflects quality and luxury, from the exquisite hardwood floors to the designer light fixtures, and fully equipped with CENTRAL AIR CONDITIONING ensuring comfort throughout the warm summer months! Situated in picturesque Chestermere Lake, this city provides a tranquil escape while still being conveniently close to urban conveniences. The lake provides ample opportunities for recreational activities such as boating, fishing, swimming, and boasts beautiful parks, pathways, and beaches, making it a popular spot for outdoor enthusiasts and families. Don't miss out on the opportunity to make this beautiful house your new home in Chestermere!**

Inclusions:
Property Listed By:

None
eXp Realty

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











