



THE
A-TEAM

**RE/MAX
FIRST**

168 KINNIBURGH Boulevard, Chestermere T1X 0M2

MLS®#: **A2153380**

Area: **Kinniburgh**

Listing Date: **08/06/24**

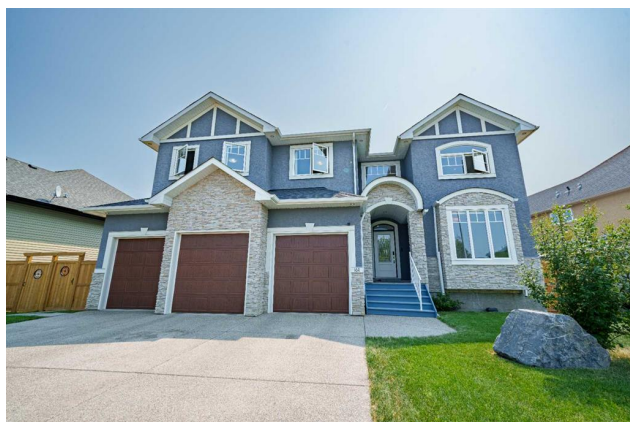
List Price: **\$1,350,000**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2013**

Finished Floor Area
Abv Sqft: **3,183**
Low Sqft:
Ttl Sqft: **3,183**

DOM

43
Layout
Beds: **6 (4 2)**
Baths: **5.5 (5 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **7,707 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Landscaped**
Park Feat: **Driveway,Insulated,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Chandelier,Double Vanity,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Separate Entrance,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

| Room | Level | Dimensions |
|--------------------------------|----------|----------------|
| Living/Dining Room Combination | Main | 19`1" x 22`4" |
| Family Room | Main | 11`6" x 11`5" |
| Laundry | Main | 11`5" x 8`7" |
| Kitchen With Eating Area | Basement | 18`7" x 23`5" |
| Laundry | Basement | 10`10" x 6`11" |
| Bedroom | Upper | 11`0" x 12`3" |

| Room | Level | Dimensions |
|-------------------|----------|----------------|
| Kitchen | Main | 13`7" x 16`7" |
| Den | Main | 11`10" x 13`4" |
| Bonus Room | Upper | 12`11" x 15`3" |
| Game Room | Basement | 13`7" x 16`0" |
| Bedroom - Primary | Upper | 19`9" x 14`2" |
| Bedroom | Upper | 14`10" x 12`1" |

| | | | | | |
|-------------------------|-----------------|----------------------|--------------------------|-----------------|----------------------|
| Bedroom | Upper | 11`6" x 13`9" | Bedroom - Primary | Basement | 10`9" x 19`1" |
| Bedroom | Basement | 11`8" x 11`0" | 2pc Bathroom | Main | 0`0" x 0`0" |
| 5pc Ensuite bath | Upper | 0`0" x 0`0" | 5pc Bathroom | Upper | 0`0" x 0`0" |
| 3pc Ensuite bath | Upper | 0`0" x 0`0" | 5pc Ensuite bath | Basement | 0`0" x 0`0" |
| 4pc Bathroom | Basement | 0`0" x 0`0" | | | |

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R1**
 Legal Desc: **0813311**

Remarks

Pub Rmks: **This gorgeous fully upgraded 6 bedroom home delivers the ultimate in luxury with 4,535 sq. ft. of finished space that includes a lavish LEGALLY SUITED WALKOUT BASEMENT! Stunning curb appeal immediately impresses with an insulated and drywalled triple attached garage. Soaring open to above ceilings, gleaming hardwood floors, crystal chandeliers and a dramatic curved staircase create instant wow factor upon entry. French doors open to reveal a handily tucked away den for a quiet work or study space. Cascading lighting in both the living and dining rooms add elegance to your entertaining. The kitchen is a chef's dream featuring granite countertops, a coffered ceiling, stainless appliances including a 6-burner gas stove, full-height soft-close cabinetry, a walk-in pantry for extra storage and a massive centre island with casual seating. Encased in windows the breakfast nook leads to the expansive upper deck promoting summer barbeques and a seamless indoor/outdoor lifestyle. Spend cooler weather relaxing in front of the beautiful granite surrounded fireplace flanked by built-ins in the inviting living room. Ascend the glamorous curved staircase and walk along the open to below catwalk to the bonus room where everyone can gather and unwind. The primary bedroom is a true owners sanctuary thanks to the spacious size, huge walk-in closet and opulent ensuite boasting dual sinks, an oversized shower and a jetted soaker tub for a soothing dip after a long day. Another stylish bedroom is equipped with its own private ensuite great for guests or teenagers. The other 2 additional bedrooms on this level share the 5-piece main bathroom with a dual vanity - no more listening to the kids fight over the sink! Almost as luxurious as the rest of the home the finished walkout basement is legally suited making it an ideal rental opportunity, a private space for multi-generational living or simply more space for you and your family to enjoy. Finished in the same high-end design as the upper levels with the added bonuses of 8mm waterproof vinyl flooring, in-floor heating in both bathrooms, a separate furnace and a plethora of natural light - this is not your average legal suite! A gorgeous kitchen features white cabinets, timeless subway tile, stainless steel appliances, a gas stove and a large breakfast bar island. Tile and built-ins surround the fireplace in the living room for a relaxing oasis. The primary bedroom on this level has a walk-in closet and a 5-piece ensuite for ultimate opulence! A second bedroom, a second bathroom and a separate laundry room complete the unit. Walk out the large backyard and covered patio and enjoy the outdoors. This fantastic home has it all including a phenomenal location with schools and parks within walking distance plus lake access through the Calgary Yacht Club. Spend your summers waterskiing, kayaking, swimming and fishing and your winters ice skating and having bonfires in this picturesque lakeside community that is 15 only minutes to Calgary!**

Inclusions: **Second fridge, gas stove, dishwasher, washer, dryer in the basement suite**
 Property Listed By: **First Place Realty**

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