



THE
A-TEAM

**RE/MAX
FIRST**

348 KINNIBURGH Boulevard, Chestermere T1X 1H9

MLS®#: **A2155168** Area: **Kinniburgh** Listing Date: **08/04/24** List Price: **\$1,249,900**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2014**
Lot Information
 Lot Sz Ar: **5,597 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,132**
 Low Sqft:
 Ttl Sqft: **3,132**

DOM

110
Layout
 Beds: **6 (4 2)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **4**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond,No Neighbours Behind,Street Lighting**
 Park Feat: **Double Garage Attached,Front Drive**

Utilities and Features

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

Construction: **Wood Frame**
 Flooring: **Hardwood,See Remarks**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator**
 Int Feat: **Granite Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 4`11"	Dining Room	Main	11`7" x 21`6"
Family Room	Main	16`5" x 16`0"	Foyer	Main	8`10" x 8`10"
Kitchen	Main	9`9" x 18`5"	Laundry	Main	5`6" x 9`2"
Living Room	Main	15`1" x 26`10"	Office	Main	11`1" x 8`10"
4pc Bathroom	Upper	11`0" x 4`11"	4pc Bathroom	Upper	11`0" x 4`10"
5pc Ensuite bath	Upper	17`5" x 14`0"	Bedroom	Upper	12`5" x 11`6"
Bedroom	Upper	15`11" x 13`10"	Bedroom	Upper	11`0" x 10`3"

Loft
Walk-In Closet
Bedroom
Kitchen

Upper
Upper
Basement
Basement

12`8" x 8`2"
10`8" x 7`9"
13`11" x 10`1"
8`4" x 18`6"

Bedroom - Primary
4pc Bathroom
Bedroom

Upper
Basement
Basement

17`2" x 14`0"
8`8" x 4`11"
8`2" x 13`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0813311

Zoning:
R-1

Remarks

Pub Rmks: **Welcome to 364 Kinniburgh Boulevard, where luxury meets convenience! This beautiful 2-storey home boasts almost 4400 sq. feet of living space and backs onto a tranquil pond. The main floor is loaded with extras, featuring a gourmet high-end kitchen with quality granite countertops, a cozy living room, family room with a fireplace, dining area, den, formal dining room, laundry, and a 2-piece bath. Beautiful tiles grace the front area, kitchen, and bathrooms. Enjoy entertaining on the 35x19 ft. deck off the eating nook. Upstairs, find 4 spacious bedrooms, including a huge master bedroom with a balcony, 3 full bathrooms, and a generous loft. The walkout basement is fully finished with 2 bedrooms, a bathroom, a roughed-in second kitchen/bar, and a huge family room with another fireplace. The exterior features elegant stucco and stone. Perfectly located right in front of an elementary school and packed with all possible upgrades, this home offers huge rental potential. Don't miss out on this gem that combines luxury, space, and convenience!**

Inclusions:
Property Listed By:

BASEMENT KITCHEN APPLIANCES
Real Broker

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