



THE
A-TEAM

**RE/MAX
FIRST**

417 KINNIBURGH Cove, Chestermere T1X 0T8

MLS®#: **A2155942**

Area: **Kinniburgh**

Listing Date: **08/07/24**

List Price: **\$1,095,000**

Status: **Pending**

County: **Chestermere**

Change: **-\$80k, 04-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2015**

Finished Floor Area
Abv Sqft: **3,048**
Low Sqft:
Ttl Sqft: **3,048**

DOM

42
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **11,325 sqft**
Lot Shape:

Parking

Ttl Park: **7**
Garage Sz: **4**

Access:

Lot Feat: **Backs on to Park/Green Space,Lawn,No Neighbours Behind,Pie Shaped Lot**
Park Feat: **Quad or More Attached,Tandem,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stone,Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Water Softener,Window Coverings**
Int Feat: **Closet Organizers,Double Vanity,Elevator,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`6" x 13`8"	Pantry	Main	7`11" x 7`3"

Dining Room	Main	14`7" x 9`11"	Living Room	Main	16`6" x 14`9"
Den	Main	10`6" x 9`8"	2pc Bathroom	Main	0`0" x 0`0"
Bonus Room	Second	18`4" x 17`1"	Bedroom - Primary	Second	18`4" x 15`0"
5pc Ensuite bath	Second	0`0" x 0`0"	Bedroom	Second	17`5" x 11`0"
Bedroom	Second	15`10" x 10`4"	5pc Bathroom	Second	0`0" x 0`0"
Laundry	Second	12`1" x 5`11"			

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **1411563**

Zoning:
R-1

Remarks

Pub Rmks: **Welcome to this exquisite, upgraded home nestled in the prestigious lake community of Kinniburgh in Chestermere. Backing onto green space & peaceful farmland, this property offers an unrivaled sense of privacy & tranquility, all while sitting on one of the largest lots in the area. From the moment you step through the grand entrance, you'll be captivated by the abundance of natural light & the thoughtfully designed open floor plan. At the heart of the home is a chef's dream kitchen, complete with an expansive island, a spacious butler's pantry, gleaming quartz countertops, & elegant white cabinetry. The inviting living room, anchored by a cozy gas fireplace, sets the perfect ambiance for relaxing evenings or entertaining guests. A sophisticated main-floor den adds flexibility to the layout, while the convenience of an elevator, which provides seamless access to all three levels of the home—including the garage—ensures the entire home is accessible to all, including those with mobility challenges. Upstairs, the expansive master suite boasts a soaring cathedral ceiling, an oversized walk-in closet, & a spa-like ensuite featuring a luxurious soaker tub, a separate glass-enclosed shower, & dual vanities. Also on this level is a bright & spacious bonus room, perfect for family movie nights, as well as two additional bedrooms & a well-appointed laundry room with a sink for added convenience. The partially finished basement offers endless possibilities with its rough-in bath & ideal layout for two additional bedrooms, a media room, a full bath, & ample storage. Step outside to your private backyard oasis—over a quarter acre of beautifully landscaped space that includes a two-tiered composite deck, perfect for outdoor gatherings. And for golf enthusiasts, there's even a putting green to practice your skills. The impressive quad attached garage, with epoxy flooring, a heater, & a separate entrance, provides ample space for vehicles & storage, while the elevator ensures easy access to the garage & basement. Recent upgrades include a new hot water tank, new washer & dryer, a new 16'x16' deck, custom cabinets in the pantry & basement bedroom, a basement bar, a garage heater, an irrigation system, & extensive landscaping improvements—all totaling approximately \$30,000. This meticulously maintained & thoughtfully upgraded home blends luxury, space, & comfort in one of Chestermere's most sought-after communities. With walking distance to shopping, schools, & parks, this is the perfect place to call home!**

Inclusions:
 Property Listed By: **4 TV Wall Mounts, Elevator, Garage Bike Rack, RE/MAX Real Estate (Central)**

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











