



THE
A-TEAM

**RE/MAX
FIRST**

412 KINNIBURGH Boulevard, Chestermere T1X 0N3

MLS®#: **A2156608**

Area: **Kinniburgh**

Listing Date: **08/15/24**

List Price: **\$989,000**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **5,411 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,043**
Low Sqft:
Ttl Sqft: **3,043**

DOM

35
Layout
Beds: **7 (5 2)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Other,Rectangular Lot**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,See Remarks,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`0" x 14`7"
Mud Room	Main	10`9" x 8`9"
Spice Kitchen	Main	5`9" x 10`0"
2pc Bathroom	Main	5`11" x 5`0"
Bedroom	Upper	14`3" x 13`6"
Bedroom	Upper	16`0" x 14`3"
Laundry	Upper	8`5" x 5`2"

Room	Level	Dimensions
Kitchen	Main	17`5" x 14`1"
Office	Main	11`0" x 10`0"
Dining Room	Main	14`0" x 8`8"
Bedroom - Primary	Upper	20`10" x 21`4"
Bedroom	Upper	12`8" x 9`11"
Bedroom	Upper	15`9" x 10`4"
5pc Ensuite bath	Upper	11`7" x 14`8"

4pc Ensuite bath
4pc Bathroom
Bedroom
Kitchen
Furnace/Utility Room

Upper
Basement
Basement
Basement
Basement

4`11" x 8`3"
8`0" x 5`0"
10`3" x 11`11"
12`2" x 6`8"
12`6" x 11`8"

4pc Bathroom
Bedroom
Dining Room
Living Room

Upper
Basement
Basement
Basement

10`7" x 5`0"
12`3" x 9`0"
13`10" x 10`6"
17`0" x 13`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0813311

Zoning:
R-1

Remarks

Pub Rmks: **Location !!!! Location !!!! Location !!!! GORGEOUS custom built home. This home offers a Beautiful floor-plan with a Triple attached garage. Large foyer with OPEN TO BELOW leads to this Spacious Open Concept home. Main floor has a large living area, Bedroom/Den, Family Room with gas fireplace, GOURMET Kitchen with SS Appliances & Granite Counters, walk through pantry which is convenient when transferring groceries from garage to the kitchen. An eating nook that leads you to your HUGE COVERED deck & mudroom with built ins & bath on main floor. Upstairs you'll find a bonus room, VERY LARGE master suite with a 5 piece en-suite & big walk-through closet with built in shelving ,2nd level laundry room. An additional 3 Bedrooms each with walk-in closets. As well as 2ND ENSUITE. Fully finished basement with illegal BASEMENT SUITE currently RENTED OUT with SIDE ENTRANCE which offers 2 Bedrooms, Full Bath, 2nd Laundry, HUGE living room & FULL size kitchen. Easy to show.**

Inclusions:
Property Listed By:

None
Century 21 Bravo Realty

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