



THE
A-TEAM

**RE/MAX
FIRST**

226 KINNIBURGH Loop, Chestermere T1X2S7

MLS®#: **A2157066** Area: **Kinniburgh** Listing Date: **08/31/24** List Price: **\$839,900**
 Status: **Active** County: **Chestermere** Change: **-\$10k, 16-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **5,338 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,489**
 Low Sqft:
 Ttl Sqft: **2,489**

DOM

154
Layout
 Beds: **4 (4)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Rectangular Lot**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Garage Control(s),Microwave,Range Hood,Refrigerator**
 Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Sump Pump(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	50`4" x 27`11"
Kitchen	Main	50`4" x 42`8"
Mud Room	Main	24`1" x 23`3"
2pc Bathroom	Main	23`9" x 10`5"
Bedroom - Primary	Upper	54`8" x 58`6"
5pc Ensuite bath	Upper	37`9" x 27`11"

Room	Level	Dimensions
Foyer	Main	24`1" x 23`0"
Living Room	Main	43`3" x 57`5"
Office	Main	29`6" x 32`10"
4pc Bathroom	Upper	30`7" x 16`2"
4pc Ensuite bath	Upper	16`2" x 27`1"
Bedroom	Upper	35`10" x 70`0"

**Bonus Room
Bedroom**

**Upper
Upper**

**37`9" x 19`5"
40`5" x 29`0"**

**Bedroom
Laundry**
Legal/Tax/Financial

**Upper
Upper**

**33`1" x 43`9"
23`6" x 29`0"**

Title:
Fee Simple
Legal Desc:

2211697

Zoning:
R-1

Remarks

Pub Rmks:

OPEN HOUSE SUNDAY, FEBRUARY 2 FROM 2-4PM***BRAND NEW HOME | OVER 2400 SQFT ABOVE GRADE | 4 BEDROOMS (2 masters with own ensuites) | 3.5 BATHROOMS | TRIPLE GARAGE| SIDE ENTRANCE | BACKS ONTO A GREEN SPACE | WEST FACING BACKYARD | WALKING DISTANCE TO EAST LAKE SCHOOL (K-6). Welcome to Your Dream Home! Be the First to Own this Gorgeous, BRAND NEW 2024 Residence! This never-occupied beauty boasts over 2,400 sq ft of contemporary elegance and is perfectly nestled on a peaceful street, offering a serene retreat from the hustle and bustle. As you enter, you'll be greeted by a stunning foyer leading to a versatile DEN/OFFICE space that's ideal for work, study, or can easily transform into an extra bedroom. A convenient 2-pc washroom adds to the functionality of this beautiful home. The expansive open-concept main floor showcases a magnificent CHEF'S KITCHEN, featuring elegant built-in stainless steel appliances, luxurious quartz countertops, a spacious walk-in pantry, and sleek cabinets providing ample storage for all your culinary tools. The dining and living areas are flooded with natural light from large windows and are further enhanced by a cozy gas fireplace framed with stylish tile, creating the perfect ambiance for entertaining or relaxing. Upstairs, you'll find 4 generously sized bedrooms and 3 stylish bathrooms. The primary suite is a true sanctuary, complete with a lavish ensuite featuring a shower, tub, double vanity, and an expansive walk-in closet. A bonus room and a practical laundry room add convenience to this level. Step outside to your private deck and enjoy the peaceful views of green space, with scenic walking paths just steps away for leisurely strolls. The 3-car attached garage leads into a functional mudroom, and an unfinished basement with a separate side entrance provides exciting future potential. Located in the highly desirable Kinniburgh community, this residence seamlessly blends practicality with sophisticated design. Don't miss your chance to secure this incredible opportunity in a vibrant neighborhood that offers all the amenities Chestermere has to offer. Schedule your viewing today and step into the next chapter of your life in this exceptional home!**

Inclusions:
Property Listed By:

**none
Diamond Realty & Associates LTD.**

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













