



**198 KINNIBURGH Crescent, Chestermere T1X1Y2**

MLS®#: **A2159014** Area: **Kinniburgh** Listing Date: **08/21/24** List Price: **\$1,049,900**  
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
 City/Town: **Chestermere**  
 Year Built: **2021**  
Lot Information  
 Lot Sz Ar: **4,997 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,847**  
 Low Sqft:  
 Ttl Sqft: **2,847**

DOM

**28**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **4.5 (4 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Landscaped,Rectangular Lot**  
 Park Feat: **Triple Garage Attached**

Utilities and Features

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

Construction: **Brick,Stucco**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Bar,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Separate Entrance**  
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`11" x 10`0"
Family Room	Main	14`0" x 14`10"
Spice Kitchen	Main	5`0" x 10`0"
Bedroom - Primary	Upper	17`5" x 14`11"
Laundry	Upper	9`3" x 5`5"
Bedroom	Upper	12`11" x 10`11"
4pc Ensuite bath	Upper	

Room	Level	Dimensions
Dining Room	Main	9`1" x 10`1"
Kitchen	Main	14`9" x 18`10"
2pc Bathroom	Main	
5pc Ensuite bath	Upper	
Bedroom	Upper	11`2" x 9`11"
Bedroom	Upper	18`2" x 15`1"
4pc Bathroom	Upper	

**Bedroom  
Game Room**

**Basement  
Basement**

**10`5" x 10`6"  
14`5" x 27`7"**

**Bedroom  
4pc Bathroom**  
Legal/Tax/Financial

**Basement  
Basement**

**9`11" x 12`9"**

Title:  
**Fee Simple**  
Legal Desc:

**1812008**

Zoning:  
**RC-1**

Remarks

Pub Rmks:

**Welcome to this exceptional luxury estate nestled in the highly sought-after Kinniburgh community of Chestermere. This meticulously crafted home offers the perfect blend of sophistication, comfort, and modern convenience, making it the ideal retreat for discerning buyers. With 9ft ceilings on every floor, this home exudes a sense of spaciousness throughout. From the moment you arrive, you'll be captivated by the striking stucco exterior that exudes timeless elegance. The attached triple garage provides ample space for vehicles and additional storage. The property is fully landscaped both front and back, creating an inviting and picturesque setting. The backyard is a true oasis, featuring an exposed concrete patio, perfect for outdoor entertaining, barbecues, or simply enjoying the tranquility of your private retreat. Step through the grand entrance and be greeted by a spacious living room, enhanced by the soaring 9ft ceilings. The seamless flow takes you into the formal dining room, an ideal space for hosting family gatherings and dinner parties. The heart of the home is the expansive family room, where a beautifully centered fireplace serves as the focal point, flanked by custom-made shelving. The gourmet kitchen is a chef's dream, featuring cabinetry that extends to the ceiling, offering abundant storage space. High-end built-in appliances, including a gas stove, ensure that cooking is both a pleasure and an art. Adjacent to the main kitchen is a fully equipped spice kitchen, perfect for preparing more aromatic or intricate dishes. The spice kitchen leads directly into the mudroom, providing a practical transition space when coming in from the garage. For added convenience, the main level includes a well-appointed 2-piece bathroom. However, if desired, this space can easily be converted into a 3-piece bathroom by extending into the mudroom. Upper level you'll find four generously sized bedrooms, each thoughtfully designed to provide a peaceful retreat. The 9ft ceilings continue on this level, enhancing the sense of openness and luxury. The bonus room offers additional living space, perfect for a play area, home office, or media room. Two of the bedrooms are exquisite primary suites, each offering its own private ensuite bathroom. The larger of the two primary suites is a true sanctuary, featuring a spa-like 5-piece ensuite with a luxurious jetted tub, a glass-enclosed standing shower, and dual vanities, creating the perfect setting for relaxation. The second primary suite is equally impressive, offering a 3-piece ensuite with a sleek glass shower. The fully finished basement offers even more living space for your family and guests. With 9ft ceilings, the basement feels open and airy, creating a welcoming environment. Separate side entrance the basement includes a vast recreation room, perfect for hosting gatherings, movie nights, or a home gym. The wet bar adds a touch of luxury, making entertaining a breeze. Additionally features two spacious bedrooms and 4pc.**

Inclusions:  
Property Listed By:

**N/A  
RE/MAX Real Estate (Central)**

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