



THE A-TEAM

RE/MAX FIRST

162 KINNIBURGH Crescent, Chestermere T1X 1Y1

MLS@#: A2159149 Area: Kinniburgh Listing Date: 09/05/24 List Price: \$1,050,000
Status: Pending County: Chestermere Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Chestermere
Year Built: 2022
Lot Information
Lot Sz Ar: 4,978 sqft
Lot Shape:

DOM

13
Layout
Beds: 7 (5 2)
Baths: 5.0 (5 0)
Style: 2 Storey

Parking

Ttl Park: 6
Garage Sz: 3

Access:

Lot Feat: Back Yard,Front Yard,Lawn,Landscaped,Private
Park Feat: Concrete Driveway,Driveway,Garage Door Opener,Triple Garage Attached

Utilities and Features

Roof: Asphalt
Heating: Forced Air
Sewer:
Ext Feat: BBQ gas line,Dock,Lighting

Construction: Concrete,Stone,Stucco
Flooring: Carpet,Ceramic Tile,Laminate,Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Built-In Oven,Built-In Refrigerator,Dishwasher,Electric Stove,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings
Int Feat: Kitchen Island,No Animal Home
Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include Kitchen, 3pc Bathroom, Family Room, Living Room, 4pc Bathroom, 5pc Ensuite bath, and Bedroom.

Table with 3 columns: Room, Level, Dimensions. Rows include Bedroom, Dining Room, Foyer, Spice Kitchen, 4pc Ensuite bath, Bedroom, and Bedroom.

Laundry
Bedroom - Primary
Bedroom
Kitchen

Upper
Upper
Basement
Basement

5`7" x 7`4"
14`0" x 16`4"
12`10" x 11`1"
12`5" x 9`7"

Bonus Room
4pc Bathroom
Bedroom

Upper
Basement
Basement

21`5" x 27`1"
8`5" x 5`0"
12`10" x 10`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1812008

Zoning:
R-1

Remarks

Pub Rmks:

3192 SQFT ABOVE GRADE | 5+2 BEDROOMS | 5 FULLBATHROOMS|TRIPPLE GARAGE| /LUXURY LIVING/ INSULATED TRIPLE CAR GARAGE/ MINUTES AWAY FROM LAKE! *SPICE KITCHEN* Step into the MODERN ELEGANCE and functionality with this stunning UPGRADED 2-storey sanctuary nestled in the heart of Chestermere's VIBRANT Kinniburgh community. As you enter, be prepared to be mesmerized by over 4200 sqft of living space, meticulously designed to cater to your every need. The main floor greets you with a seamless fusion of style and convenience, boasting a FULL BATH and BEDROOM, ensuring comfort and accessibility for all. A culinary masterpiece awaits, adorned with raised countertops, a custom-made fridge with double doors, a luxurious gas range, and built-in wall ovens. The adjoining spice kitchen with an open pantry adds an extra layer of functionality and charm. Entertain in style in the expansive living area, a captivating feature wall of built-ins, magnificent gas fireplace, creating the perfect ambiance for gatherings and relaxation. Venture downstairs to discover a beautifully designed 2-bedroom basement, offering a haven for guests or extended family members. With its own laundry facilities, privacy and comfort are paramount, ensuring everyone feels right at home. Beyond the confines of this luxurious abode lies the vibrant community of Kinniburgh, where lush parks, winding pathways, and the sparkling waters of Chestermere Lake beckon. Embrace the outdoors with ease, indulging in leisurely strolls or simply basking in the sun lakeside! Don't miss this rare opportunity to own your slice of paradise in Chestermere. Seize the moment and make this dream home yours today!

Inclusions:
Property Listed By:

N/A
Royal LePage METRO

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









