



THE
A-TEAM

**RE/MAX
FIRST**

209 KINNIBURGH Boulevard, Chestermere T1X0M2

MLS®#: **A2161149**

Area: **Kinniburgh**

Listing Date: **08/28/24**

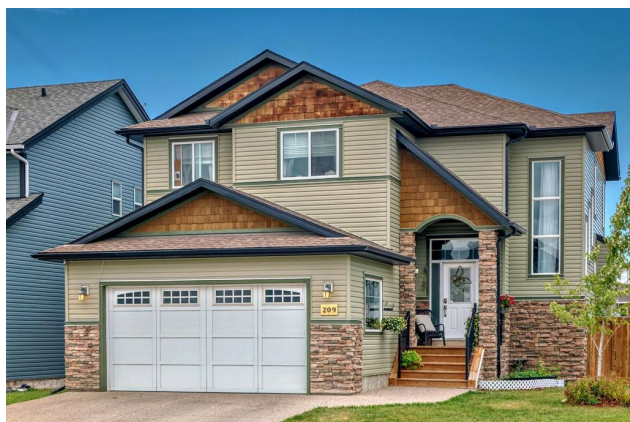
List Price: **\$819,900**

Status: **Active**

County: **Chestermere**

Change: **-\$5k, 25-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2014**

Lot Information

Lot Sz Ar: **4,004 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,482**
Low Sqft:
Ttl Sqft: **2,482**

DOM

72
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Front Yard,Lawn,Landscaped,Street Lighting,See Remarks**
Park Feat: **Double Garage Attached,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer**
Int Feat: **Ceiling Fan(s),Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,See Remarks,Soaking Tub,Vinyl Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	6`10" x 7`5"
Living Room	Main	19`1" x 15`10"
Dining Room	Main	10`9" x 16`0"
2pc Bathroom	Main	6`9" x 2`9"
Bedroom - Primary	Upper	14`1" x 16`1"
5pc Ensuite bath	Upper	16`0" x 8`10"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Covered Porch	Main	7`5" x 5`7"
Kitchen	Main	16`2" x 13`1"
Laundry	Main	11`7" x 8`8"
Pantry	Main	4`0" x 3`11"
Walk-In Closet	Upper	15`3" x 4`8"
Bedroom	Upper	16`4" x 10`0"

Bedroom	Upper	14`5" x 10`8"	Bonus Room	Upper	16`1" x 13`8"
Office	Upper	10`3" x 9`2"	4pc Bathroom	Upper	10`6" x 5`3"
Furnace/Utility Room	Basement	15`9" x 8`0"	Game Room	Basement	23`5" x 23`5"
4pc Bathroom	Basement	8`3" x 5`1"	Walk-In Closet	Basement	4`3" x 3`8"
Bedroom	Basement	10`8" x 9`11"	Foyer	Basement	9`6" x 8`7"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **0813311**

Zoning: **R1**

Remarks

Pub Rmks: **This home is better than new!! The entire home has been freshly PAINTED throughout, the hardwood floors have been all REFINISHED, and the cabinet doors have been REFINISHED!!! This home is MOVE IN READY. When pulling up you will notice this beautiful home has tasteful curb appeal that is situated on a corner lot with RV PARKING AND AN OVERSIZED DOUBLE ATTACHED GARAGE!! The front porch leads you into your lovely entry way and open concept floor plan with soaring ceilings and large bright windows. There is enough room for everyone to move around. The living room features a lovely gas fireplace with tile surround and mantle. The dining room will fit a large table big enough for the whole family and has a door to your lovely back yard that has gates for RV parking and room for the kids to play!! Now let's talk about the BEAUTIFUL CUSTOM KITCHEN; this kitchen has a MASSIVE island with sunk in counter sink, dishwasher and cabinets and drawers. The rest of the kitchen has granite counters and cabinets upon cabinets and drawers upon drawers, tasteful appliances, a lovely pantry, coffee bar area and is all complete with newly finished dark maple cabinet doors!! Completing the main is a lovely laundry room with sink and counter for folding as well as cupboards for all your cleaning supplies. The laundry area also has a lovely bench with hangers and a closet that leads you to your oversized double attached garage. There is also a 2 piece main bath that completes this level. The upper floor features an amazing layout with a bonus room that features vaulted ceilings. There is a separate office area, a large 4 piece main bath. The 2 junior rooms are LARGER than normal and will not disappoint. The primary bedroom is stunning with a beautiful 5 piece ensuite with soaker tub, separate vanities and shower. The bedroom with fit king furniture and the walk in closet is amazing. The lower is absolutely lovely featuring a theatre/family room, games area, 4 piece bath and 4th bedroom. This home is located within walking distance of schools, shopping and more. It is a must see, call your favourite agent today to book an appointment.**

Inclusions: **projection television, 6 bar stools,**
 Property Listed By: **RE/MAX Realty Horizon**

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





