



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**209 KINNIBURGH Boulevard, Chestermere T1X0M2**

MLS®#: **A2161149**      Area: **Kinniburgh**      Listing **08/28/24**      List Price: **\$799,000**  
 Status: **Active**      County: **Chestermere**      Change: **-\$21k, 11-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Chestermere**      Finished Floor Area  
 Year Built: **2014**      Abv Sqft: **2,482**  
 Lot Sz Ar: **4,004 sqft**      Low Sqft:  
 Lot Shape:      Ttl Sqft: **2,482**

DOM

**85**  
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>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	6`10" x 7`5"	Covered Porch	Main	7`5" x 5`7"
Living Room	Main	19`1" x 15`10"	Kitchen	Main	16`2" x 13`1"
Dining Room	Main	10`9" x 16`0"	Laundry	Main	11`7" x 8`8"
2pc Bathroom	Main	6`9" x 2`9"	Pantry	Main	4`0" x 3`11"
Bedroom - Primary	Upper	14`1" x 16`1"	Walk-In Closet	Upper	15`3" x 4`8"
5pc Ensuite bath	Upper	16`0" x 8`10"	Bedroom	Upper	16`4" x 10`0"













