

## 209 KINNIBURGH Boulevard, Chestermere T1X0M2

List Price: \$799,000 MLS®#: A2161149 Area: Kinniburgh Listing 08/28/24

Status: **Pending** County: Chestermere Change: -\$21k, 11-Nov Association: Fort McMurray

Date:



**General Information** 

Residential Prop Type: Sub Type: Detached City/Town: Chestermere

Year Built: 2014 Lot Information

Lot Sz Ar: Lot Shape:

4,004 sqft

Ttl Saft:

2.482

2,482

Finished Floor Area

Abv Saft:

Low Sqft:

<u>Parking</u> Ttl Park:

DOM

147

Layout

Beds:

Baths:

Style:

6 2 Garage Sz:

4 (3 1 )

3.5 (3 1)

2 Storey

Access:

Lot Feat: Park Feat: Back Yard, Corner Lot, Front Yard, Lawn, Landscaped, Street Lighting, See Remarks

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

Room Level Level Dimensions Dimensions Room **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" Main 10`9" x 16`0" 11`7" x 8`8" **Dining Room** Laundry Main 2pc Bathroom Main 6`9" x 2`9" 4`0" x 3`11" **Pantry** Main **Bedroom - Primary** Upper 14`1" x 16`1" Walk-In Closet Upper 15`3" x 4`8" 5pc Ensuite bath 16'0" x 8'10" 16`4" x 10`0" Upper **Bedroom** Upper

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

Title: Zoning: Fee Simple R1

Legal Desc: **0813311** 

Remarks

Pub Rmks:

This home is offering a \$2000 Decorators bonus upon closing!!! Original owners and shows pride of ownership!! 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,

Inclusions:

Property Listed By: RE/MAX Realty Horizon

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













