

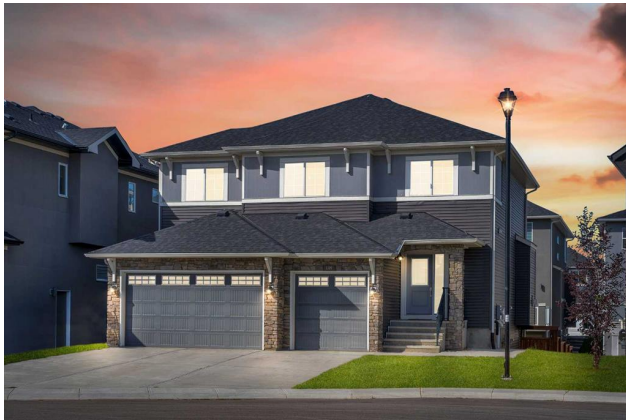


THE A-TEAM

RE/MAX FIRST

109 KINNIBURGH COVE , Chestermere T1X0Y6

MLS@#: A2161852 Area: Kinniburgh Listing Date: 08/31/24 List Price: \$899,990
Status: Pending County: Chestermere Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Chestermere
Year Built: 2018
Lot Information
Lot Sz Ar: 4,951 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 2,608
Low Sqft:
Ttl Sqft: 2,608

DOM 18
Layout
Beds: 6 (4 2)
Baths: 3.5 (3 1)
Style: 2 Storey
Parking
Ttl Park: 6
Garage Sz: 3

Access:
Lot Feat: Back Yard,Cul-De-Sac
Park Feat: Concrete Driveway,Garage Door Opener,Oversized,Triple Garage Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: High Efficiency,Forced Air
Sewer:
Ext Feat: Other
Construction: Stone,Vinyl Siding,Wood Frame
Flooring: Carpet,Vinyl
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Built-In Oven,Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Washer/Dryer,Washer/Dryer Stacked,Window Coverings
Int Feat: Breakfast Bar,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,See Remarks,Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 2pc Bathroom, Kitchen, Office, 5pc Ensuite bath, Bedroom, 5pc Bathroom, Dining Room, Living Room, Bedroom - Primary, Bedroom, Bedroom, Family Room with their respective levels and dimensions.

Laundry
3pc Bathroom
Bedroom
Game Room

Second
Basement
Basement
Basement

7`6" x 5`3"
13`10" x 5`7"
14`11" x 9`8"
21`1" x 14`3"

Walk-In Closet
Bedroom
Kitchen
Furnace/Utility Room

Second
Basement
Basement
Basement

7`8" x 7`4"
14`3" x 9`3"
9`11" x 11`3"
9`6" x 11`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1610322

Zoning:
R-1

Remarks

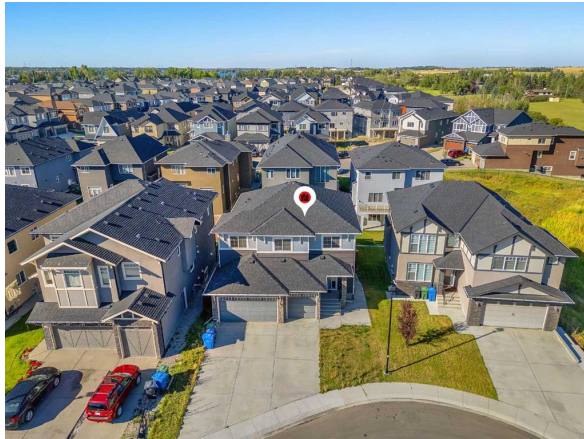
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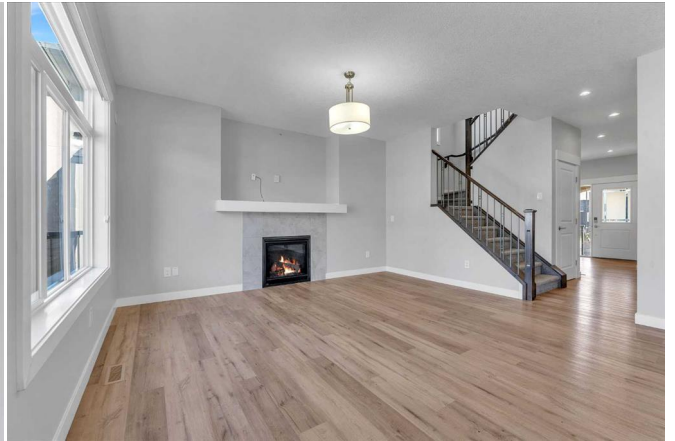
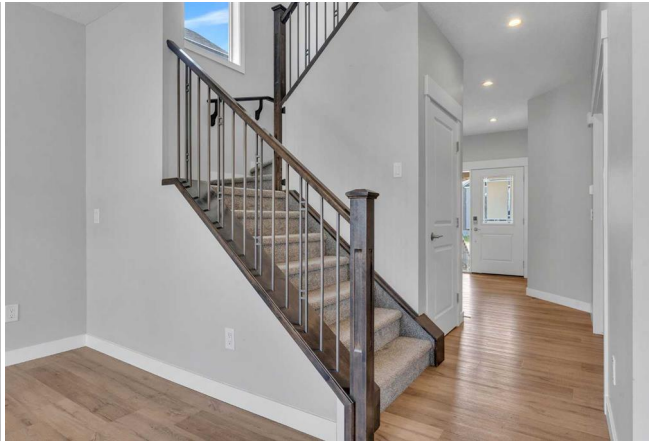
Gorgeous 2 story located in a quiet Cul-De-Sac(Child Safe) in Kinniburgh! Over 3650 square feet of developed space, OVERSIZED Attached Triple Garage, 2 BED illegal WALK-OUT BASEMENT SUITE with 9 feet ceiling! QUALITY FINISHING THROUGHOUT!, AIR-CONDITIONING! Entering the main floor you will find a half bath, office, large living/dining combo and a gourmet kitchen that is equipped with various stainless steel built in appliances, Quartz Island and a large pantry with ample shelving! The upper level is designed very well, making space for 4 Well Sized Bedrooms. Of the 4 bedrooms, 1 is the master that comes with a 5 pc ensuite and W.I.C! You will also find another FULL bath, bonus room and laundry feature on the upper level, POTENTIAL TO CONVERT into FULL BATH & SPICE KITCHEN at main level, ANOTHER FULL BATH at second level, This home has easy access to parks, playgrounds and all the amenities in Chestermere Station Way! Easy Access to 16th Ave NE as well! AMAZING LOCATION! GREAT VALUE!

Inclusions:
Property Listed By:

None
Real Broker

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

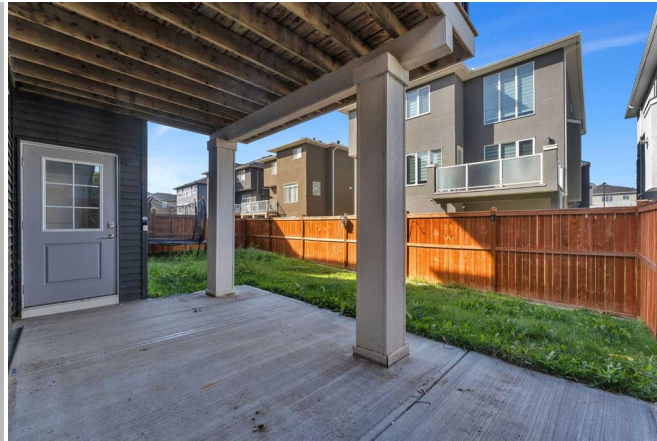












109 Kinniburgh Cove, Chestermere, AB

Main Floor Exterior Area 1138.85 sq ft
Interior Area 1268.61 sq ft
Excluded Area 834.87 sq ft



0 5 10 ft PREPARED: 2024/09/31

White regions are excluded from total floor area in iGEMSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

109 Kinniburgh Cove, Chestermere, AB

1st Floor Exterior Area 1469.04 sq ft
Interior Area 1075.16 sq ft



0 3 6 ft PREPARED: 2024/09/31

White regions are excluded from total floor area in iGEMSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

109 Kinniburgh Cove, Chestermere, AB

Basement (Below Grade) Exterior Area 1049.31 sq ft
Interior Area 982.79 sq ft



0 4 8 ft PREPARED: 2024/09/31

White regions are excluded from total floor area in iGEMSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

