



THE
A-TEAM

**RE/MAX
FIRST**

255 KINNIBURGH Place, Chestermere T1X 1Y2

MLS® #: **A2162728** Area: **Kinniburgh** Listing Date: **09/04/24** List Price: **\$1,075,000**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Chestermere**
 City/Town: **Chestermere**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **5,597 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,149**
 Low Sqft:
 Ttl Sqft: **3,149**

DOM

14
Layout
 Beds: **6 (4 2)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:
 Lot Feat: **Corner Lot**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**

Construction: **Wood Frame**
 Flooring: **Carpet, Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Garage Control(s), Gas Cooktop, Gas Stove, Refrigerator, Washer/Dryer**
 Int Feat: **Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Upper	5`0" x 9`4"	4pc Ensuite bath	Upper	6`2" x 8`8"
5pc Ensuite bath	Upper	13`8" x 11`9"	Bedroom	Upper	11`4" x 18`5"
Bedroom	Upper	10`1" x 13`5"	Bedroom	Upper	11`3" x 11`8"
Laundry	Upper	10`5" x 8`0"	Loft	Upper	13`4" x 20`8"
Bedroom - Primary	Upper	13`8" x 18`3"	2pc Bathroom	Main	4`11" x 5`11"
Dining Room	Main	13`4" x 11`10"	Foyer	Main	15`1" x 8`5"
Kitchen	Main	19`1" x 17`4"	Living Room	Main	13`8" x 13`4"
Mud Room	Main	10`9" x 5`0"	Office	Main	7`5" x 12`4"
4pc Bathroom	Basement	9`9" x 7`10"	Bedroom	Basement	9`3" x 11`2"
Bedroom	Basement	11`9" x 11`0"	Game Room	Basement	13`1" x 29`6"

Title:
Fee Simple
Legal Desc:

1812008

Zoning:
R-1

Remarks

Pub Rmks: **Welcome to this stunning brand-new home located in Chestermere, Alberta, situated on a spacious corner lot just steps away from local commercial amenities and a school. This thoughtfully designed residence offers an impressive triple garage and a durable Hardy board and stucco exterior, combining both style and durability. Step inside to a spacious foyer leading to the heart of the home. The main floor boasts an upgraded two-piece washroom and a versatile office space that can also serve as an additional bedroom. The expansive kitchen is a chef's dream, featuring a large center island with two-tone cabinetry, high-end appliances including a gas cooktop, built-in microwave, and oven. Enjoy meals in the adjacent dining room, complete with soft-closing cabinetry throughout. Just off the kitchen, you'll find a well-appointed spice kitchen with a second gas stove, which conveniently connects to the mudroom equipped with custom MDF cabinetry. The main floor also features a bright and inviting living room with high ceilings, a cozy gas fireplace, glass railings throughout, and pre-wired sound system, perfect for entertaining or relaxing with family. Upstairs, a spacious bonus room with a tray ceiling awaits, along with a luxurious master suite featuring a walk-in closet with custom MDF shelving and a spa-like five-piece ensuite with a soaking tub, dual vanities, and a standing shower. The upper floor also includes a convenient laundry room with a front-load washer and dryer, hand wash sink, and upper cabinetry. Additionally, there is a second bedroom with its own four-piece ensuite, plus two more generously sized bedrooms that share a beautifully upgraded main bath. The fully finished walk-up basement offers even more living space, complete with two additional bedrooms, a recreation room, a wet bar, and rough-in for an additional laundry area. This home truly has it all—luxury finishes throughout, including upgraded carpet, tiles, glasswork, lighting, railing, pot lights and more. Don't miss out on this incredible opportunity—priced for a quick move! This home offers exceptional value for money and is ready for you to call it your own.**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Central)**

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













