



THE
A-TEAM

**RE/MAX
FIRST**

144 KINNIBURGH Loop, Chestermere T1X 0V1

MLS®#: **A2165731** Area: **Kinniburgh** Listing Date: **09/13/24** List Price: **\$1,330,000**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2017**
Lot Information
 Lot Sz Ar: **6,760 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,200**
 Low Sqft:
 Ttl Sqft: **3,200**

DOM

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

Parking

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

Access:

Lot Feat: **Creek/River/Stream/Pond,No Neighbours Behind,Irregular Lot,Landscaped,Waterfront**
 Park Feat: **Aggregate,Garage Door Opener,Garage Faces Front,Insulated,Oversized,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Fireplace(s),Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Washer,Window Coverings**
 Int Feat: **Chandelier,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`4" x 17`3"
Kitchen	Main	17`1" x 13`8"
Laundry	Main	10`0" x 10`0"
Bedroom	Second	11`11" x 11`8"
Bedroom	Second	12`0" x 11`10"
Family Room	Basement	25`2" x 22`8"
Bedroom	Basement	12`4" x 9`11"

Room	Level	Dimensions
Dining Room	Main	15`11" x 8`1"
Den	Main	9`1" x 10`2"
Bedroom - Primary	Second	22`6" x 14`3"
Bedroom	Second	11`10" x 12`0"
Bonus Room	Second	13`11" x 28`11"
Bedroom	Basement	10`1" x 11`10"
2pc Bathroom	Main	0`0" x 0`0"

4pc Bathroom
4pc Ensuite bath

Basement
Second

0`0" x 0`0"
0`0" x 0`0"

3pc Bathroom
5pc Ensuite bath
Legal/Tax/Financial

Second
Second

0`0" x 0`0"
0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

1411563

Remarks

Pub Rmks:

This executive luxury property epitomizes the pinnacle of refined living, offering an unparalleled blend of elegance and comfort. Nestled against a serene pond and picturesque pathways, this custom-built 2-storey home spans over 4500 square feet, redefining opulence with its meticulously crafted design. Entering this abode, you are greeted by an aura of sophistication that permeates throughout. Boasting a total of 6 bedrooms and 5 bathrooms, including multiple master suites, this residence offers abundant space for both family and guests. The master bedroom is a sanctuary of indulgence, featuring a lavish 5-piece ensuite and a generously sized walk-in closet, ensuring a retreat-like experience. The heart of the home, the chef's dream kitchen, is a culinary haven equipped with top-of-the-line stainless steel appliances and exquisitely crafted cabinetry, elevating the art of cooking to new heights. Adjacent to the kitchen, the living room beckons with its soaring ceilings and a cozy gas fireplace, creating an inviting ambiance for relaxation and entertainment. The main floor further boasts a den/office, a convenient laundry room, and a tastefully appointed 2-piece bathroom, providing both functionality and style. Ascending to the upper level, you'll discover four additional bedrooms, including another master suite, offering versatility and comfort for every member of the household. A sprawling bonus room awaits, providing an ideal space for leisure and recreation, complemented by a balcony offering captivating views of the tranquil pond. Throughout the main floor, hardwood flooring adds warmth and sophistication, enhancing the home's aesthetic appeal. Step outside to the extended deck, where summer BBQs and gatherings are elevated by the serene backdrop of the pond, creating an idyllic setting for outdoor enjoyment. A concrete pathway leads to the fully developed walk-out basement, which offers additional living space, including two bedrooms, a full bath, a family room, and a bar area, currently rented, providing potential for additional income or versatile usage. Conveniently located close to schools, shopping plazas, and Chestermere Lake, with easy access to 16th Avenue, this property seamlessly combines luxury living with everyday convenience, offering a truly unparalleled lifestyle experience.

Inclusions:
Property Listed By:

NONE
RE/MAX House of Real Estate

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









