



THE
A-TEAM

**RE/MAX
FIRST**

247 KINNIBURGH Place, Chestermere T1X 1Y2

MLS® #: **A2168872** Area: **Kinniburgh** Listing Date: **09/24/24** List Price: **\$1,248,000**
Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2020**
Lot Information
Lot Sz Ar: **5,100 sqft**
Lot Shape: **5,100 sqft**

Finished Floor Area
Abv Sqft: **3,476**
Low Sqft:
Ttl Sqft: **3,476**

DOM

58
Layout
Beds: **7 (5 2)**
Baths: **5.5 (5 1)**
Style: **2 Storey**

Parking

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

Access:
Lot Feat: **Back Yard,City Lot,Cul-De-Sac**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**
Construction: **Concrete,Manufactured Floor Joist,Stucco,Wood Frame**
Flooring: **Ceramic Tile,Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Built-In Oven,Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Window Coverings**
Int Feat: **Ceiling Fan(s),Double Vanity,High Ceilings,Kitchen Island,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	9`3" x 5`7"	Bedroom	Main	10`9" x 11`8"
Dining Room	Main	9`11" x 22`2"	Family Room	Main	11`5" x 14`7"
Kitchen	Main	12`7" x 17`2"	Living Room	Main	17`2" x 28`4"
Mud Room	Main	6`9" x 7`5"	Spice Kitchen	Main	14`8" x 5`10"
2pc Bathroom	Second	5`0" x 5`8"	4pc Bathroom	Second	10`9" x 4`11"
4pc Ensuite bath	Second	4`10" x 9`0"	5pc Ensuite bath	Second	13`6" x 9`0"

Bedroom	Second	10`10" x 4`11"	Bedroom	Second	10`9" x 17`7"
Bedroom	Second	12`7" x 14`5"	Laundry	Second	7`5" x 5`8"
Loft	Second	13`4" x 14`5"	Bedroom - Primary	Second	21`5" x 17`0"
Walk-In Closet	Second	10`7" x 4`10"	Walk-In Closet	Second	12`1" x 6`1"
Living Room	Basement	22`5" x 19`3"	4pc Bathroom	Basement	4`11" x 10`2"
Bedroom	Basement	9`9" x 12`0"	Bedroom	Basement	10`6" x 12`2"
Breakfast Nook	Basement	10`2" x 6`10"	Kitchen	Basement	10`2" x 10`4"
Furnace/Utility Room	Basement	9`9" x 11`2"	Walk-In Closet	Basement	5`6" x 10`11"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-1**
Legal Desc: **1812008**

Remarks

Pub Rmks: **Welcome to 247 Kinniburgh Place in Chestermere, where luxury meets comfort in this stunning property. As you step into this exquisite home, you're greeted by a spacious foyer that sets the tone for the elegance that awaits. The main floor boasts an open-concept layout, perfect for entertaining or simply enjoying quality time with family. The gourmet kitchen is a chef's dream, featuring high-end stainless steel appliances, granite countertops, and ample storage space. The adjacent dining area offers plenty of room for gatherings, while the cozy living room invites you to relax by the fireplace on chilly evenings. There is also fifth bedroom and another full bathroom on the main floor, perfect for accommodating overnight guests or extended family members. Upstairs, you'll find the master retreat, complete with a walk-in closet and a spa-like ensuite bathroom featuring a luxurious soaking tub and a separate shower. Three additional bedrooms provide plenty of space for family or guests, along with another full bathroom for convenience. This home comes with a fully finished Walk-out illegal basement suite, which offers two additional bedrooms with 4pc bathroom with separate entrance. Whether you're in need of a home office, a playroom for the kids, or a media room for movie nights, this area has endless possibilities. Outside, the expansive backyard is an oasis waiting to be enjoyed. Spend summer days relaxing on the deck, firing up the barbecue, or playing games on the lush lawn. you'll appreciate the added privacy while still being close to all the amenities Chestermere has to offer. With its prime location, luxurious features, and ample space for living and entertaining, 247 Kinniburgh Place is more than just a home—it's a lifestyle. Don't miss your chance to make this dream property your own. Schedule your viewing today and prepare to fall in love. Currently the top and bottom and are rented out separately.**

Inclusions: **N/A**
Property Listed By: **RE/MAX iRealty Innovations**

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









