



THE
A-TEAM

**RE/MAX
FIRST**

128 KINNIBURGH Loop, Chestermere T1X0V1

MLS® #: **A2169623** Area: **Kinniburgh** Listing Date: **09/30/24** List Price: **\$1,299,900**
 Status: **Active** 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: **5,150 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,089**
 Low Sqft:
 Ttl Sqft: **3,089**

DOM

6
Layout
 Beds: **7 (5 2)**
 Baths: **5.5 (5 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Conservation,Creek/River/Stream/Pond,No Neighbours Behind,Landscaped,Street Lighting,Rectangular Lot,Views**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Covered Courtyard**

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Gas Range,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Central Vacuum,Closet Organizers,Crown Molding,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Vaulted Ceiling(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	11`0" x 5`11"	Living Room	Main	16`10" x 15`11"
Dining Room	Main	10`10" x 10`4"	Family Room	Main	9`4" x 12`2"
Kitchen With Eating Area	Main	21`9" x 14`8"	Spice Kitchen	Main	9`6" x 5`8"
Bedroom	Main	9`7" x 10`0"	3pc Bathroom	Main	5`0" x 8`10"
Bonus Room	Upper	17`9" x 11`1"	Bedroom - Primary	Upper	17`2" x 17`2"
Bedroom - Primary	Upper	13`8" x 13`10"	Bedroom	Upper	13`8" x 10`0"
Bedroom	Upper	14`8" x 10`2"	5pc Ensuite bath	Upper	9`8" x 16`8"
4pc Ensuite bath	Upper	8`9" x 5`1"	3pc Bathroom	Upper	11`6" x 5`0"
Laundry	Upper	5`6" x 9`3"	2pc Bathroom	Lower	3`8" x 7`4"

4pc Bathroom
Bedroom
Game Room
Storage

Lower
Lower
Lower
Lower

8`9" x 5`0"
11`0" x 11`2"
15`3" x 16`1"
8`7" x 6`6"

Kitchenette
Bedroom
Library
Furnace/Utility Room

Lower
Lower
Lower
Lower

8`10" x 14`8"
10`10" x 10`10"
13`11" x 14`11"
13`11" x 7`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1411563

Zoning:
R-1

Remarks

Pub Rmks:

****Welcome to Your Forever Home!**** Immerse yourself in stunning pond views with this remarkable contemporary residence, featuring 7 spacious bedrooms and 6 bathrooms with over 4500 sq ft of living space! This home masterfully combines modern technology with a timeless commitment to quality materials and thoughtful design. The expansive open layout boasts soaring ceilings and large floor-to-ceiling windows that invite an abundance of natural light. The main floor greets you with a striking open-to-above foyer, a formal living room with a warm fireplace, a dining area, and a chef's deluxe kitchen complete with an extended island and a spice kitchen. The great room, also featuring a fireplace, offers spectacular pond views and flows out to a huge deck, perfect for entertaining. This level also includes a bedroom, a full bathroom, and a practical mudroom. On the upper level, you'll find four bedrooms, including a luxurious primary ensuite and a secondary master suite, along with three full bathrooms, a generous bonus room, and a laundry area. The primary balcony doubles as a charming sunroom, showcasing breathtaking views. The fully finished walk-out basement offers two additional bedrooms, 1.5 baths, a kitchenette bar, and a recreation room—ideal for games, workouts, or family gatherings. You'll also find a private library, ample storage, and a utility room. Step outside the basement doors to discover a spacious sunroom. Notable upgrades include air conditioning, ceiling storage racks in the garage, stylish epoxy flooring and so MUCH MORE! Seize this incredible opportunity today!

Inclusions:
Property Listed By:

N/A
RE/MAX Real Estate (Central)

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













