



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**128 KINNIBURGH Loop, Chestermere T1X0V1**

MLS® #: **A2169623**      Area: **Kinniburgh**      Listing **09/30/24**      List Price: **\$1,174,990**  
 Status: **Active**      County: **Chestermere**      Change: **-\$75k, 07-Nov**      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

**53**  
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























