



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**205 KINNIBURGH Cove, Chestermere T1X 0Y6**

MLS®#: **A2170442**

Area: **Kinniburgh**

Listing Date: **10/08/24**

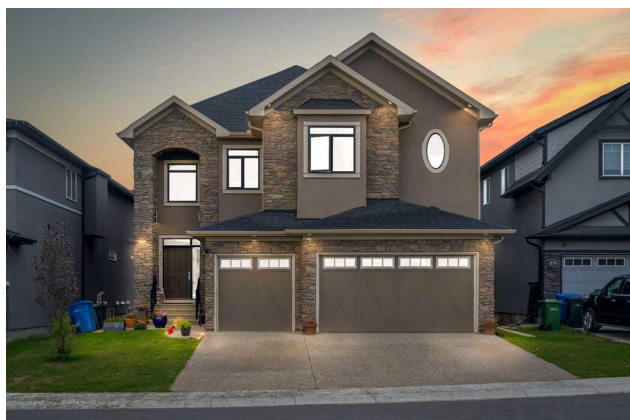
List Price: **\$1,299,900**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Chestermere**  
Year Built: **2018**

Finished Floor Area  
Abv Sqft: **3,562**  
Low Sqft:  
Ttl Sqft: **3,562**

DOM

**10**  
Layout  
Beds: **8 (6 2 )**  
Baths: **5.0 (5 0)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar: **5,705 sqft**  
Lot Shape:

Parking

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

Access:

Lot Feat: **Cul-De-Sac,Low Maintenance Landscape,Interior Lot,Rectangular Lot**  
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Gas Range,Microwave,Range Hood,Refrigerator,Washer**  
Int Feat: **Built-in Features,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

| Room          | Level | Dimensions    |
|---------------|-------|---------------|
| Bedroom       | Main  | 9`7" x 14`6"  |
| Dining Room   | Main  | 10`0" x 20`4" |
| Spice Kitchen | Main  | 6`7" x 10`2"  |
| 4pc Bathroom  | Main  | 8`6" x 5`0"   |
| Bedroom       | Upper | 10`0" x 12`4" |
| Bedroom       | Upper | 13`0" x 14`6" |
| 4pc Bathroom  | Upper | 10`6" x 4`11" |

| Room             | Level | Dimensions     |
|------------------|-------|----------------|
| Family Room      | Main  | 14`6" x 16`5"  |
| Kitchen          | Main  | 13`5" x 16`6"  |
| Bedroom          | Main  | 9`7" x 10`2"   |
| Bonus Room       | Upper | 14`0" x 14`8"  |
| Bedroom          | Upper | 13`10" x 10`0" |
| 4pc Ensuite bath | Upper | 8`8" x 4`11"   |
| Laundry          | Upper | 10`6" x 6`0"   |

Bedroom - Primary  
Game Room  
Bedroom

Upper  
Basement  
Basement

27`2" x 18`9"  
26`7" x 20`4"  
15`7" x 10`2"

5pc Ensuite bath  
Bedroom  
4pc Bathroom

Legal/Tax/Financial

Upper  
Basement  
Basement

10`4" x 13`7"  
9`7" x 10`4"  
8`0" x 4`11"

Title:  
Fee Simple  
Legal Desc:

Zoning:  
R-1

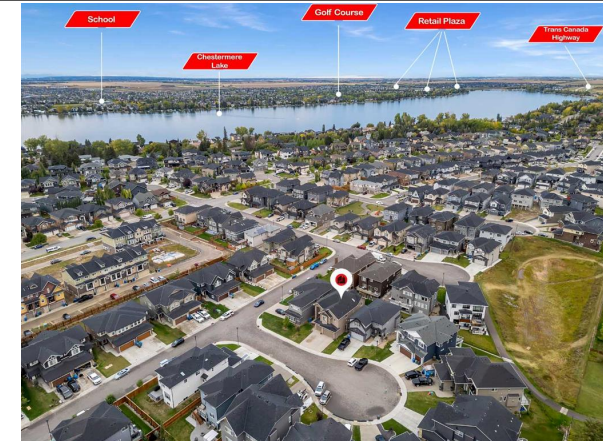
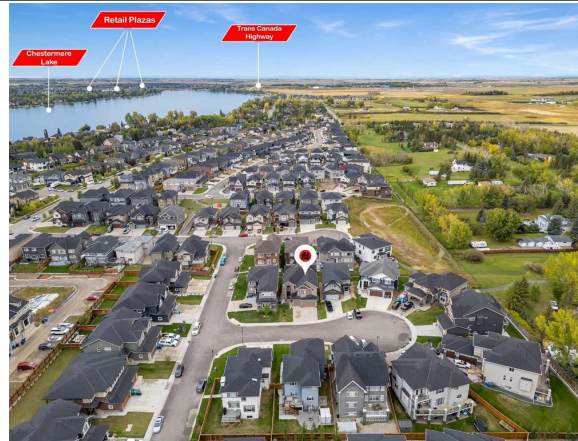
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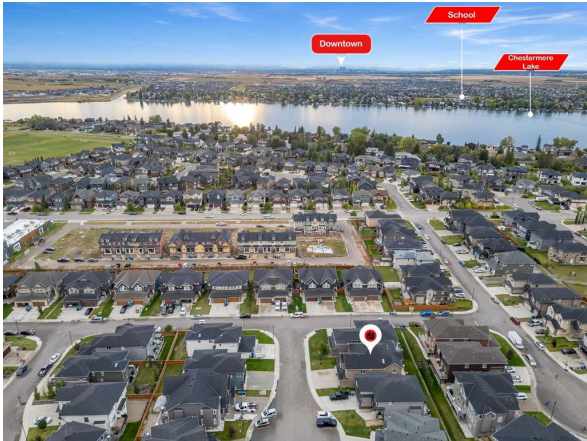
Remarks

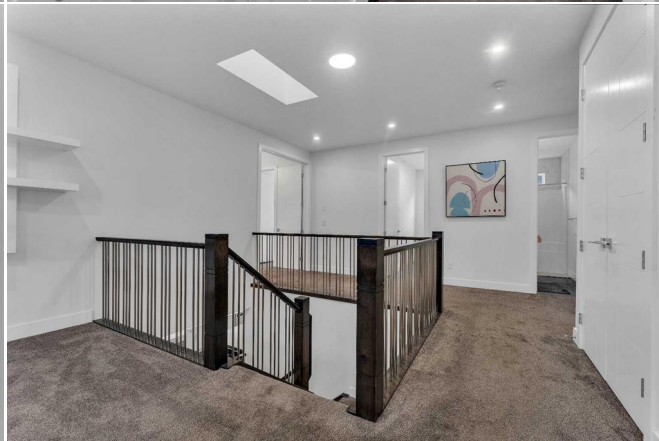
Pub Rmks: Located in a desired cul-de-sac, this stunning home offers 4950 SQ FT of Luxurious Living Space with 8 BEDROOMS & 5 BATHS \*\* Upgrades Include: 2 MASTERS - 2 BEDS & FULL BATH ON MAIN (ONE OF THE BEDROOMS HAS A W.I.C) - HUGE KITCHEN & SPICE KITCHEN - PRIMARY BEDROOM WITH FIREPLACE & VAULTED CEILINGS - WALKOUT BASEMENT W ILLEGAL SUITE - STUNNING BUILT IN FEATURES - DECK & PATIO \*\* Simple and functional Open Floorplan Concept. Main floor offers 2 BEDROOMS (one of which can be used as an office), FULL bath, family room with fireplace and dining with access to your deck. The Huge Kitchen is a chef's dream - fully equipped with quartz countertops, stainless steel appliances, ample storage and a SPICE KITCHEN! The usage of living space on the upper level is immaculate, featuring a bonus room, 4 bedrooms and 3 FULL baths (ensuites included). Of the 4 bedrooms, 2 are Masters with their Own Ensuites and W.I.C(s)!!! The Grand Master however IS HUGE & VAULTED CEILINGS, FIREPLACE & A 5 PC ENSUITE! There is even space for a separate seating area in the grand master! It does not end here, the FULLY FINISHED WALK-OUT BASEMENT FEATURES AN ILLEGAL SUITE (ALL YOU NEED TO DO IS ADD A COOKTOP AND YOU HAVE YOUR VERY OWN MORTGAGE HELPER) - it features a rec room/living area, 2 beds and a FULL bath! This home is perfect for large families - it is full of useful features and in an amazing location - GREAT VALUE! Call your favorite realtor for a viewing today!

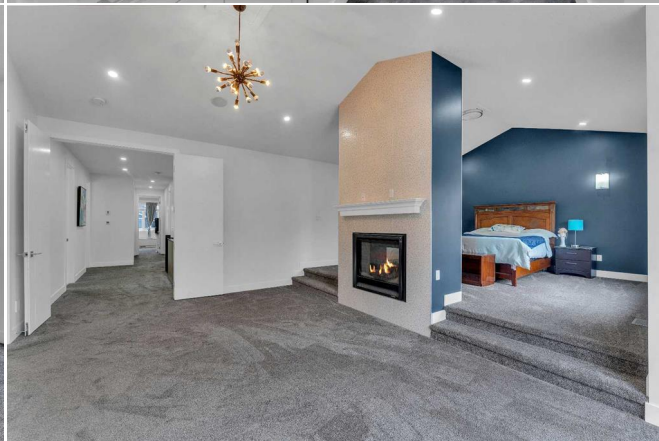
Inclusions: RANGE HOOD IN SPICE KITCHEN, REFRIGERATOR IN BASEMENT  
Property Listed By: Real Broker

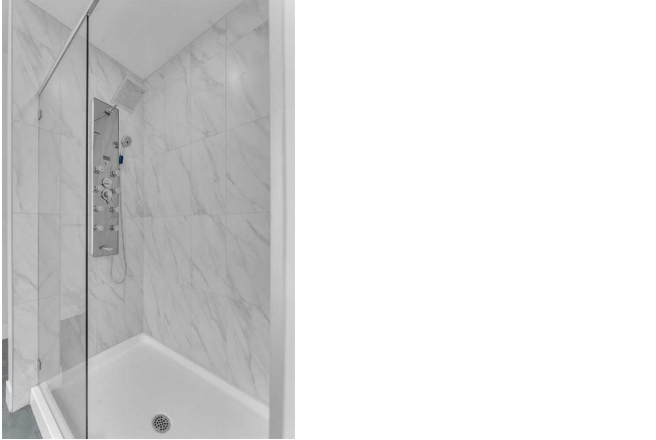
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

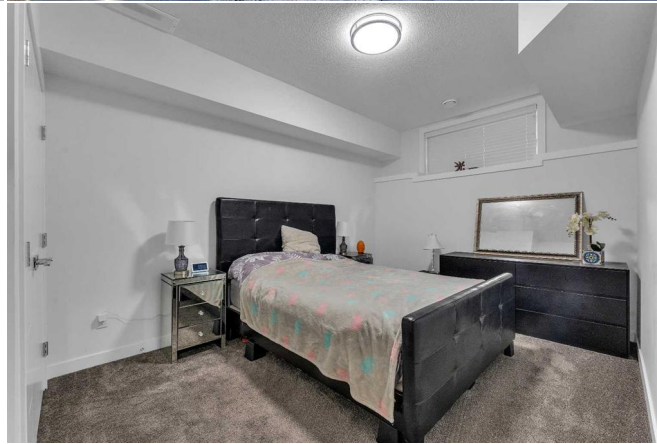












**205 Kinniburgh Cove, Calgary, AB**

Main Floor Exterior Area 1281.33 sq ft  
 Interior Area 1279.42 sq ft  
 Excluded Area 686.73 sq ft



0 5 10

PREPARED: 2024/06/11



Water regions are excluded from total floor area in eGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**205 Kinniburgh Cove, Calgary, AB**

1st Floor Exterior Area 1881.45 sq ft  
 Interior Area 1865.69 sq ft  
 Excluded Area 97.32 sq ft



0 5 10

PREPARED: 2024/06/11



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205 Kinniburgh Cove, Calgary, AB

Basement (Below Grade) Exterior Area 1487.23 sq ft  
Interior Area 1387.23 sq ft  
Excluded Area 3.09 sq ft



PREPARED: 2024/09/21



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