



THE
A-TEAM

**RE/MAX
FIRST**

203 KINNIBURGH Loop, Chestermere T1X 2S7

MLS® #: **A2171696** Area: **Kinniburgh** Listing Date: **10/09/24** List Price: **\$849,900**
 Status: **Active** County: **Chestermere** Change: **-\$20k, 15-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **5,271 sqft**
 Lot Shape:

DOM

73
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Street Lighting**
 Park Feat: **Driveway,Garage Door Opener,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **ENERGY STAR Qualified Equipment,Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Lighting,Private Entrance**

Construction: **Concrete,Manufactured Floor Joist,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator**
 Int Feat: **Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Smart Home,Soaking Tub,Storage,Sump Pump(s),Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Family Room	Main	15`0" x 12`1"	Dining Room	Main	9`8" x 12`0"
Bedroom	Main	9`0" x 9`5"	Kitchen	Main	11`0" x 13`3"
3pc Ensuite bath	Main	8`10" x 5`0"	Mud Room	Main	12`10" x 4`9"
Bedroom - Primary	Second	12`7" x 14`0"	5pc Ensuite bath	Second	12`3" x 10`1"
Walk-In Closet	Second	6`9" x 8`4"	Bedroom	Second	12`8" x 10`0"









