



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**178 KINNIBURGH Crescent, Chestermere T1X 1Y1**

MLS®#: **A2172072**      Area: **Kinniburgh**      Listing Date: **10/10/24**      List Price: **\$1,249,900**  
 Status: **Pending**      County: **Chestermere**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Chestermere**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **4,953 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **3,351**  
 Low Sqft:  
 Ttl Sqft: **3,351**

DOM

**8**  
Layout  
 Beds: **7 (5 2 )**  
 Baths: **5.0 (5 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **7**  
 Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Interior Lot,Street Lighting,Rectangular Lot**  
 Park Feat: **Driveway,Garage Faces Front,On Street,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Lighting,Rain Gutters**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Garage Control(s),Microwave,Range Hood,Refrigerator**  
 Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,French Door,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Primary Downstairs,Quartz Counters,Recessed Lighting,Separate Entrance,Soaking Tub,Storage,Tankless Hot Water,Tray Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>7`4" x 10`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`2" x 14`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>18`5" x 15`1"</b>
<b>Mud Room</b>	<b>Main</b>	<b>7`10" x 8`3"</b>
<b>3pc Bathroom</b>	<b>Upper</b>	<b>4`11" x 10`10"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>12`1" x 10`1"</b>
<b>Family Room</b>	<b>Main</b>	<b>16`7" x 15`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`3" x 10`11"</b>
<b>Spice Kitchen</b>	<b>Main</b>	<b>6`7" x 14`4"</b>
<b>3pc Bathroom</b>	<b>Upper</b>	<b>4`11" x 11`7"</b>

<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>7`9" x 25`10"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>13`5" x 10`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`2" x 15`4"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`2" x 13`10"</b>
<b>Laundry</b>	<b>Upper</b>	<b>10`6" x 5`4"</b>	<b>Loft</b>	<b>Upper</b>	<b>11`10" x 15`6"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`10" x 15`1"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>10`8" x 6`8"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`2" x 4`11"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>10`11" x 14`5"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>14`11" x 11`2"</b>	<b>Kitchen</b>	<b>Basement</b>	<b>12`5" x 14`5"</b>
<b>Game Room</b>	<b>Basement</b>	<b>19`6" x 14`6"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>14`11" x 12`3"</b>

Legal/Tax/Financial

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

Remarks

Pub Rmks: **Luxury Lake-Community Living | Brand New Custom Home | 3,351 SqFt | 1,422 SqFt Legal 2 Bedroom Basement Suite | Exquisite Finishes | Main Level Bed & 3pc Bath | Chef's Kitchen | Oversized Waterfall Kitchen Island | Stainless Steel Appliances | Spice Kitchen with Gas Stove | Full Height Cabinets | Undermount LED Lighting | Quartz Countertops Throughout | Gas Fireplace | Formal Dining Room | Mudroom with Built-in Storage & Bench Seating | Open to Below Ceilings | 4 Grand Upper Level Bedrooms with Custom MDF Walk-in Closets | Upper Loft with Accent Wall & Built-ins | Upper Laundry Room with Sink & Cabinetry | Separate Entry to Legal Basement Suite | 9Ft Basement Ceiling | Basement Laundry Room | Rear Deck with Gas Line | Triple Attached Garage | Exposed Aggregate Driveway. Welcome to the epitome of luxury; 178 Kinniburgh Cres is an immaculate brand new home boasting 4,773 SqFt throughout all 3 levels with a total of 7 bedrooms, 5 full bathrooms, 3 kitchens & 4 living rooms! The main level opens to a foyer with closet storage & a front living room with open to above ceilings complimenting the size of this home. The formal dining room is finished with a textured accent wall for a pop of colour & modern style. Made for entertainment, the kitchen & family room are open to each other. The heart of the home is the stunning chef's kitchen outfitted with quartz countertops, stainless steel built-in appliances, an electric cooktop, hidden range & full height cabinets with LED under lighting. Centred in the kitchen is a beautiful oversized waterfall kitchen island with storage & space for barstool seating. Keep this kitchen sparkling & use the spice kitchen with a gas stove, 2nd refrigerator & dishwasher & gloss finished cabinets for pantry storage! The spice kitchen connects to the mudroom off the interior garage door for an easy grocery drop! The family room is centred with a gas fireplace framed with built-in shelving & a black tile backsplash as a contrasting statement piece. This level is complete with a primary bedroom with a 3pc ensuite bath. Upstairs holds 4 grand bedrooms all with custom MDF walk-in closets. The primary is a personal oasis; this expansive room has a glorious 5pc spa ensuite with dual vanities, a deep soaking tub, walk-in shower with a bench & a private washing closet. The 2nd primary has a 3pc ensuite bath with a walk-in shower. Bedrooms 3 & 4 have a Jack & Jill 5pc ensuite with double vanities & a pocket door the the tub/shower & toilet. The loft is the perfect space to unwind in the evenings with your family. Every home owner's dream; an upper level laundry room fit with a sink & storage completes the upper level. Downstairs is the legal 2 bed basement suite with a separate side entry and its own laundry room! The basement has a full kitchen & an open floor plan allowing for both living & dining in this space. Both bedrooms are spacious and share the 4pc bath. Outside, the deck has a gas line great for summer BBQs! Hurry and book your showing today!**

Inclusions: **Spice Kitchen: Gas Stove, Dishwasher, Range Hood, Refrigerator. Basement: Range Hood**  
Property Listed By: **RE/MAX Crown**

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











