



THE
A-TEAM

**RE/MAX
FIRST**

219 KINNIBURGH Place, Chestermere T1X 1Y1

MLS®#: **A2175266** Area: **Kinniburgh** Listing Date: **10/24/24** List Price: **\$950,000**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2019**
Lot Information
 Lot Sz Ar: **5,274 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,627**
 Low Sqft:
 Ttl Sqft: **2,627**

DOM

40
Layout
 Beds: **6 (4 2)**
 Baths: **5.0 (5 0)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Cul-De-Sac,Front Yard,Lawn,Low Maintenance Landscape,Reverse Pie Shaped Lot,Landscaped,Sloped Down**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Lighting,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Convection Oven,Dishwasher,Gas Stove,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,French Door,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Storage,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	8`5" x 5`7"	Living Room	Main	15`6" x 16`11"
Kitchen	Main	11`1" x 15`2"	Spice Kitchen	Main	7`10" x 6`6"
Dining Room	Main	10`10" x 17`0"	3pc Bathroom	Main	7`11" x 4`11"
Den	Main	9`6" x 11`4"	Mud Room	Main	8`0" x 5`9"
Bedroom - Primary	Upper	14`10" x 12`11"	Walk-In Closet	Upper	6`10" x 6`6"
5pc Ensuite bath	Upper	10`1" x 9`10"	Bedroom	Upper	10`5" x 11`6"

Bonus Room	Upper	17`2" x 12`7"	4pc Bathroom	Upper	9`1" x 4`11"
Bedroom	Upper	10`11" x 10`7"	Laundry	Upper	5`2" x 5`1"
Bedroom	Upper	13`0" x 10`11"	3pc Ensuite bath	Upper	8`2" x 4`11"
Walk-In Closet	Upper	5`4" x 6`0"	Bedroom	Basement	13`4" x 10`8"
Game Room	Basement	24`0" x 17`1"	3pc Bathroom	Basement	11`3" x 5`2"
Bedroom	Basement	10`8" x 9`6"	Furnace/Utility Room	Basement	14`3" x 7`2"
Entrance	Basement	3`0" x 3`5"			

Legal/Tax/Financial

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

Remarks

Pub Rmks: **Discover this stunning custom-built walkout home, a rare gem nestled in the heart of Chestermere. Originally crafted in 2019, this meticulously maintained residence boasts over 3,500 SQFT of living space, perfect for multi-generational families or those seeking ample room to grow. The single owners have kept this home in pristine condition and enhanced it with thoughtful upgrades, including air conditioning, professional front and back landscaping, wide cement stairs leading to the backyard, additional cabinetry along with built-in garage storage. On the main level you are greeted by a grand main floor featuring a spacious living area complete with a cozy gas fireplace, an elegant gourmet kitchen with stainless steel appliances, quartz countertops, and a convenient butler's pantry/spice kitchen. The butlers pantry leads you directly into your mudroom followed by a triple car garage. Perfect for bringing groceries and items into the house with ease. The finishing's and upgrades in this kitchen are timeless. The layout is versatile, offering a flex room/bedroom and a full bath on the main level. The second floor is home to 2 Primary bedrooms . The first being an expansive master suite, featuring a luxurious 5 piece ensuite and a generous walk-in closet. The second primary bedroom also follows with its own 3 piece ensuite and a walk-in closet. In addition, there are two more sizable bedrooms, another full washroom, a large bonus room with vaulted ceilings, and the convenience of second-floor laundry. Natural light just pours into this home with its many windows. Enjoy the sun on your backdoor balcony equipped with a BBQ gas line. The fully finished walkout basement is perfect for extended family or guests, offering two additional bedrooms, a full bathroom, and a massive recreation room prepped for a wet bar or second kitchen. The possibilities are endless. This walkout basement seamlessly connects to the beautifully landscaped backyard. Situated in the vibrant community of Chestermere, this home is perfect for your growing family. The amenities and quality of life in Chestermere are second to none. Enjoy the convenience of nearby schools, local shopping centers, and abundant recreational amenities, all within a close-knit community. With the serene Chestermere Lake, beautiful parks, and plenty of outdoor adventures at your doorstep, you'll have the perfect balance of activity and tranquility. This home also offers excellent access to main roads, making your commute a breeze and connecting you to everything the city has to offer. Listed at an exceptional price, this property combines comfort, elegance, and a prime location—all with the assurance of a single careful owner. Don't miss your chance to make this remarkable home your own!**

Inclusions: **n/a**
 Property Listed By: **Greater Property Group**

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









