



THE
A-TEAM

**RE/MAX
FIRST**

201 KINNIBURGH Cove, Chestermere T1X0Y6

MLS®#: **A2176150**

Area: **Kinniburgh**

Listing **11/18/24**

List Price: **\$1,129,000**

Status: **Active**

County: **Chestermere**

Change: **-\$30k, 17-Jan**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **3,202**

Low Sqft:

Ttl Sqft: **3,202**

Lot Information

Lot Sz Ar: **6,135 sqft**

Lot Shape:

DOM

75

Layout

Beds: **6 (4 2)**

Baths: **4.5 (4 1)**

Style: **2 Storey**

Parking

Ttl Park: **6**

Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Corner Lot,Cul-De-Sac,Landscaped,Rectangular Lot**
Park Feat: **Triple Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Stove,Microwave,Range Hood**
Int Feat: **Built-in Features,Chandelier,High Ceilings,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	17`9" x 15`6"
Dining Room	Main	11`5" x 9`8"
Other	Main	6`7" x 10`3"
Bonus Room	Upper	18`9" x 14`4"
Family Room	Basement	16`8" x 33`7"
Furnace/Utility Room	Basement	10`2" x 9`8"
Bedroom	Upper	11`3" x 12`4"
Bedroom	Upper	12`3" x 11`3"
Bedroom	Basement	13`2" x 7`9"
6pc Ensuite bath	Upper	10`7" x 14`9"
4pc Bathroom	Upper	4`9" x 8`5"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	17`4" x 14`0"
Office	Main	10`4" x 13`9"
2pc Bathroom	Main	7`7" x 6`4"
Laundry	Upper	7`4" x 5`5"
Laundry	Basement	4`2" x 4`8"
Bedroom - Primary	Upper	13`9" x 17`6"
Bedroom	Upper	10`4" x 11`8"
Bedroom	Basement	13`2" x 11`6"
4pc Bathroom	Basement	4`7" x 8`1"
4pc Ensuite bath	Upper	7`9" x 4`9"

Title:
Fee Simple
Legal Desc:

16610322

Zoning:
R-1

Remarks

Pub Rmks: **You cannot miss this 3200 sqft luxurious home situated in a cul-de-sac on a corner lot in Chestermere's fastest growing community, Kinniburgh. It is in walking distance from East Lake School that offers the French Immersion program and a good amount of playgrounds. This beautiful home offers 6 bedrooms (master bedroom and the second bedroom are both equipped with private ensuites), with a fully finished basement, a bonus room, a spacious family room with a huge kitchen including a massive pantry that flows over to the mudroom leading out to the triple garage. The main floor is equipped with vaulted ceilings, a spacious formal dining room as well as a large office/den can easily be used for two office spaces. Do not miss the absolute stunning glass railing leading upstairs as well as the latest lighting fixtures all over the house. The basement features a wet bar, another laundry room as well as two bedroom and full bathroom. The beautiful and large deck (35x10 sqft) leads into a good sized and landscaped backyard. You do not want to miss your opportunity to own this gorgeous home...Book your showings now!**

Inclusions: **N/A**
Property Listed By: **Synterra Realty**

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











