



THE
A-TEAM

**RE/MAX
FIRST**

459 KINNIBURGH Loop, Chestermere T1X 2S8

MLS® #: **A2178325**

Area: **Kinniburgh**

Listing Date: **11/08/24**

List Price: **\$689,900**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Chestermere

Abv Sqft:

2,134

Year Built:

2025

Low Sqft:

Ttl Sqft:

2,134

Lot Information

Lot Sz Ar:

3,248 sqft

Lot Shape:

DOM

43

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Interior Lot,Street Lighting,Open Lot

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **BBQ gas line,Lighting**

Construction:

Concrete,Manufactured Floor Joist,Stone,Vinyl

Siding,Wood Frame

Flooring:

Carpet,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator

Int Feat:

Bathroom Rough-in,Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Smart Home,Soaking Tub,Sump Pump(s),Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Family Room	Main	14`0" x 12`7"	Kitchen	Main	12`1" x 12`7"
Dining Room	Main	11`1" x 11`0"	2pc Bathroom	Main	4`0" x 7`3"
Bedroom	Second	10`3" x 12`5"	4pc Bathroom	Second	12`6" x 5`1"
Walk-In Closet	Second	10`6" x 5`5"	Bedroom	Second	12`6" x 11`1"

**Bedroom
Laundry**

**Second
Second**

**11`0" x 11`0"
5`1" x 6`7"**

5pc Ensuite bath

Second

10`6" x 9`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

241 1824

Zoning:
R2

Remarks

Pub Rmks: **EXQUISITE, BRAND-NEW-HOME - 2134 SQFT, 3 BEDS, 2.5 BATHS, 2-CAR GARAGE & SIDE ENTRANCE. Crafted by Golden Homes, situated in the tranquil Kinniburgh South community minutes from the lake, this residence epitomizes luxury living. Immerse yourself in sophistication with top-tier finishes, seamlessly blending elegance, modern comfort, and intelligent smart-home technology. The double attached garage ensures ample parking, while the kitchen captivates with quartz countertops, a Electric range, and a convenient walk-in pantry. Ascend to the top floor and discover a grand ensuite bathroom with a walk-in closet, complemented by a Jack and Jill washroom for added convenience. Featuring a separate entrance, 9-foot ceilings, 8-foot doors, triple-pane windows, tankless hot water tank, HRV system and double vanities in both upper-level washrooms, this property perfectly harmonizes style, functionality, and serenity. *Important Note - This home is currently under construction anticipated completion by May 2025. Photos and dimensions provided are from a finished build of the same model. Specifications are as per builder specs.**

Inclusions:
Property Listed By:

**N/A
Real Estate Professionals Inc.**

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













