



THE
A-TEAM

**RE/MAX
FIRST**

248 KINNIBURGH Boulevard #47, Chestermere T1X 0V7

MLS®#: **A2179230**

Area: **Kinniburgh**

Listing Date: **11/14/24**

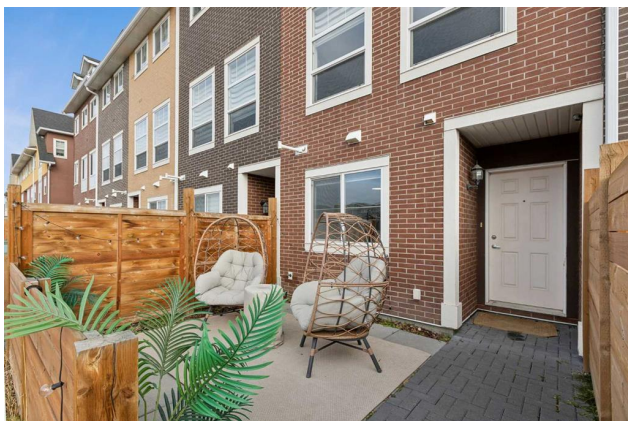
List Price: **\$410,000**

Status: **Pending**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Chestermere**
Year Built: **2014**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,375**
Low Sqft:
Ttl Sqft: **1,375**

DOM

7

Layout

Beds: **3 (2 1)**
Baths: **3.0 (2 2)**
Style: **3 Storey**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Private Yard**

Construction: **Brick,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Closet Organizers,High Ceilings,Open Floorplan,Storage**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	2`9" x 5`11"
Dining Room	Main	10`11" x 9`1"
Living Room	Main	14`0" x 10`2"
Bedroom	Lower	9`6" x 9`10"
Furnace/Utility Room	Lower	7`0" x 6`2"
4pc Ensuite bath	Third	5`6" x 9`7"
Bedroom - Primary	Third	14`1" x 10`4"

Room	Level	Dimensions
Den	Main	7`7" x 6`11"
Kitchen	Main	10`7" x 14`1"
2pc Ensuite bath	Lower	7`2" x 3`0"
Foyer	Lower	6`7" x 9`1"
3pc Ensuite bath	Third	4`11" x 9`8"
Bedroom	Third	8`9" x 11`4"

Condo Fee:
\$176

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-1

Legal Desc: **1413297;23**

Remarks

Pub Rmks: **Step into a world of effortless bohemian charm with this thoughtfully designed townhome in the sought-after community. Where style meets serenity, this 3-bedroom gem is the perfect blend of laid-back luxury and modern convenience. A space that's equal parts chic and cozy, it's made for those who appreciate design with personality and character. The main floor welcomes you with a light-filled large windows and a sense of peace. The open-concept living area flows with a relaxed yet refined vibe, featuring a neutral palette with pops of earthy tones and textured accents. Rich wood floors, soft rugs, and upgraded statement lighting create an inviting, laid-back atmosphere that's perfect for both lounging and entertaining. The kitchen, with its rustic charm and sleek finishes, is a creative space for cooking, gathering, and enjoying moments with loved ones. Three bedrooms all complete with ensuites provide the ideal sanctuary for rest. Two bedrooms complete the upstairs, with upgraded laundry conveniently located in between the two. The downstairs bedroom could be turned into an at home office with privacy from the rest of the home. The attached garage offers plenty of room for your outdoor gear and treasures, keeping your home clutter-free and organized. And when you step outside, Chestermere's parks, trails, and lake are right at your doorstep—perfect for peaceful strolls, afternoon picnics, or simply taking in the natural beauty. This space feels like home from the moment you walk in so book your showing today - because you deserve to love your home!**

Inclusions:
Property Listed By: **Hanging Chairs are Included
Coldwell Banker Mountain Central**

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







