



THE
A-TEAM

**RE/MAX
FIRST**

327 KINNIBURGH Place, Chestermere T1X1Y1

MLS®#: **A2180714** Area: **Kinniburgh** Listing **11/22/24** List Price: **\$1,149,000**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere** Finished Floor Area
 Year Built: **2023** Abv Sqft: **3,012**
Lot Information Low Sqft:
 Lot Sz Ar: **5,020 sqft** Ttl Sqft: **3,012**
 Lot Shape:

DOM

71
Layout
 Beds: **7 (5 2)**
 Baths: **5.0 (5 0)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Cul-De-Sac,Open Lot**
 Park Feat: **Off Street,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **ENERGY STAR Qualified Equipment**
 Sewer:
 Ext Feat: **Balcony,Private Yard**

Construction: **Concrete,Mixed,Vinyl Siding**
 Flooring: **Hardwood,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Built-In Range,Dishwasher,Electric Cooktop,Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **Bar,Built-in Features,Double Vanity,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	8`1" x 4`11"	Bedroom	Main	9`11" x 9`9"
Living Room	Main	14`8" x 9`5"	Family Room	Main	16`7" x 15`6"
Kitchen	Main	13`8" x 13`0"	Spice Kitchen	Main	13`8" x 6`1"
Dining Room	Main	10`3" x 11`9"	Foyer	Main	12`9" x 7`11"
5pc Ensuite bath	Second	11`4" x 9`11"	Bedroom - Primary	Second	17`8" x 17`2"
4pc Bathroom	Second	11`8" x 4`11"	3pc Ensuite bath	Second	8`3" x 4`11"
Bedroom - Primary	Second	12`10" x 12`0"	Bedroom	Second	11`7" x 12`0"

Bedroom
Laundry
Bedroom
Living Room

Second
Second
Basement
Basement

10`11" x 10`0"
10`10" x 5`6"
11`7" x 9`5"
27`4" x 19`7"

Bonus Room
4pc Bathroom
Bedroom
Dining Room

Second
Basement
Basement
Basement

15`2" x 12`5"
9`5" x 4`11"
10`11" x 9`6"
12`8" x 9`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1812008

Zoning:
R-1

Remarks

Pub Rmks:

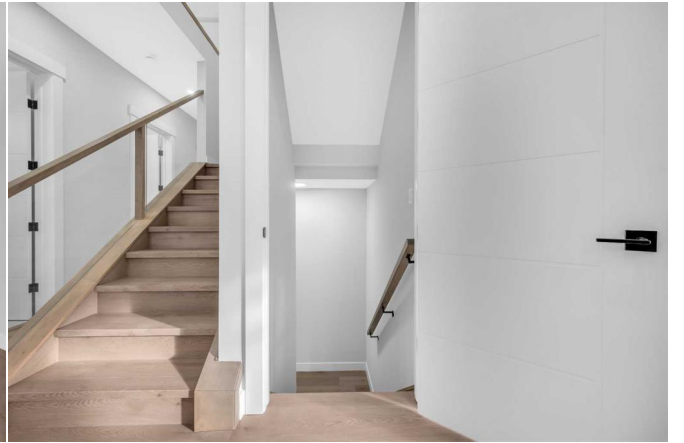
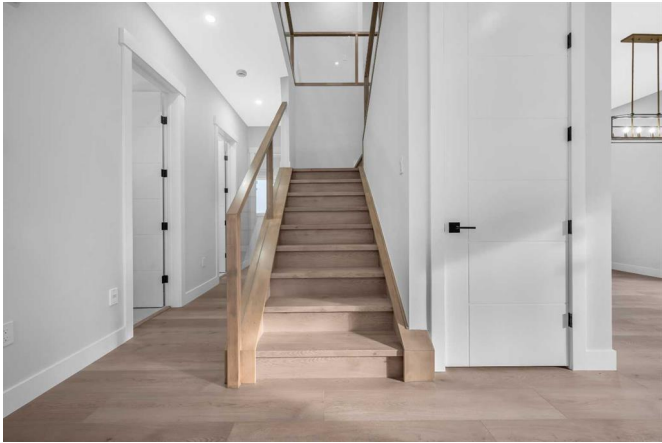
LUXURY LIVING AT ITS FINEST ! Welcome to 327 Kinniburgh Place, in the highly sought-after Lake community of Chestermere. This Executive quality home boasts 3 fully finished levels complete with upgrades throughout.! Large open concept. OPEN TO BELOW living room on the main floor. 10 ' ceiling all over Main floor and 8' doors. Main floor boasts a FULL BATH and BEDROOM for ELDERLY PARENTS. It also includes an impressive Chef Kitchen, featuring quartz's countertops, impressive upgraded light fixtures, a large double fridge, gas range, double wall ovens, full-height modern white cabinets, and an impressive spice kitchen with pantry. Open to the kitchen is a large dining area and modern living area complete with a feature wall of built-ins, surrounding a beautiful gas fireplace. Completing this main floor is a gorgeous SECOND LIVING ROOM space off the main entrance, a large mudroom off the garage, and a gorgeous 3 piece bathroom! Enjoy the abundance of natural light with large windows throughout the home . Head upstairs WITH BEAUTIFUL GLASS RAILING, where you will find a large sun-drenched bonus room. Your large master bedroom features a spa-like en suite and a large walk-in closet! Apart from the master, you will find a second master with 4 pc ensuite and 2 walk-in closets, 2 other bedrooms, 1 full bathroom, and a well-placed laundry room. Escape to the fully finished WALK-OUT basement, This gorgeous space comes complete with a BAR FEATURE , HUGE LIVING ,DINNING AREA another beautiful 4 piece bathroom, and 2 additional bedrooms! Extend your summers in the fabulous backyard . Total 7 bedrooms and 5 full bathrooms. Chestermere is a vibrant family community with a multitude of parks, pathways, playgrounds, and of course beautiful Chestermere Lake, providing access to beaches, water sports, and boating in the summer months or skating in the winter months! Don't miss out on this amazing opportunity. THERE WAS NO DETAIL MISSED WHEN THIS HOUSE WAS BUILT ,COME CHECK OUT THIS BEAUTIFUL PROPERTY TO CALL YOUR NEXT HOME.

Inclusions:
Property Listed By:

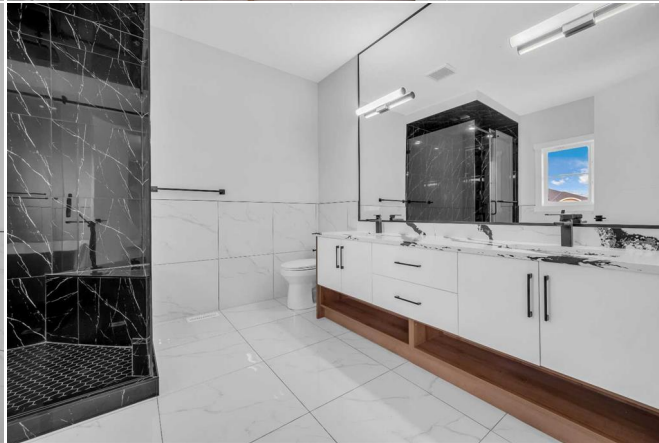
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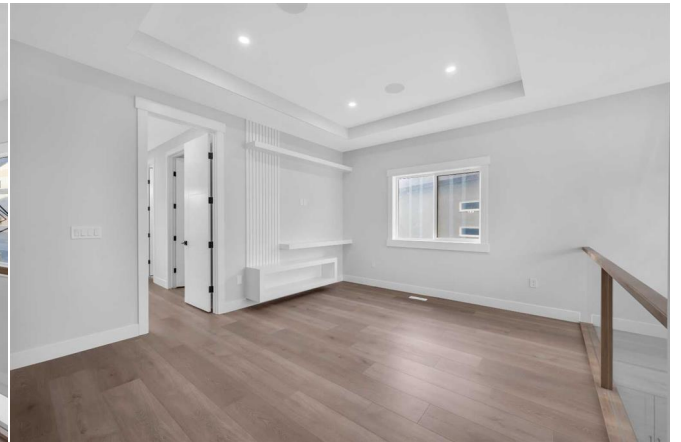
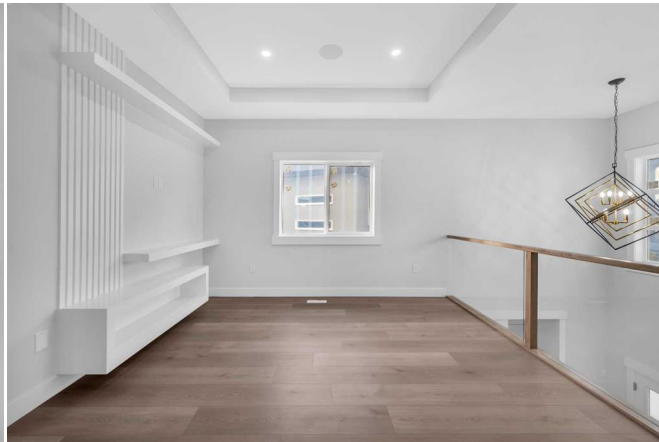
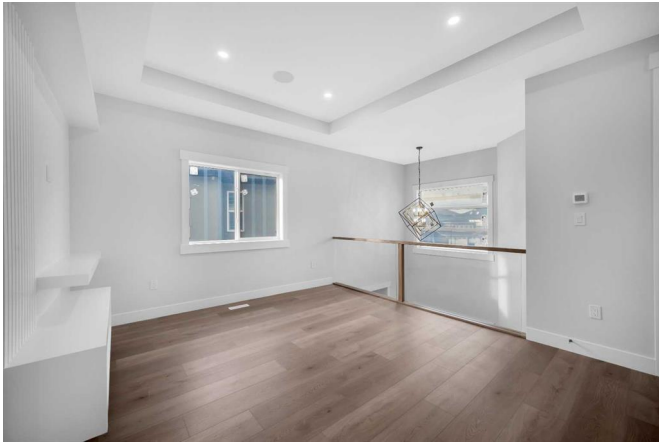
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













327 Kinniburgh Pl, Chestermere, AB

Main Floor Exterior Area 1261.77 sq ft
Interior Area 1152.71 sq ft
Excluded Area 506.11 sq ft



PREPARED: 2024/11/15



White regions are excluded from total floor area in GLUCR floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

327 Kinniburgh Pl, Chestermere, AB

Upper Floor Exterior Area 1730.97 sq ft
Interior Area 1648.22 sq ft
Excluded Area 78.50 sq ft



PREPARED: 2024/11/15



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327 Kinniburgh Pl, Chestermere, AB

Basement (Below Grade) Exterior Area 1159.27 sq ft
Interior Area 1028.23 sq ft



PREPARED: 2024/11/15



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