



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**487 KINNIBURGH Loop, Chestermere T1X 2S8**

MLS® #: **A2181061**      Area: **Kinniburgh**      Listing Date: **11/26/24**      List Price: **\$664,900**  
 Status: **Active**      County: **Chestermere**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Chestermere**  
 Year Built: **2025**  
Lot Information  
 Lot Sz Ar: **3,248 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard,Interior Lot,Street Lighting,Open Lot**  
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,779**  
 Low Sqft:  
 Ttl Sqft: **1,779**

DOM

**57**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey,Side by Side**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

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,Sump Pump(s),Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Family Room	Main	13`0" x 12`4"	Kitchen	Main	12`2" x 12`10"
Dining Room	Main	11`1" x 9`4"	2pc Bathroom	Main	4`0" x 7`8"
Bedroom	Second	12`0" x 12`6"	4pc Ensuite bath	Second	8`2" x 10`8"
Walk-In Closet	Second	10`7" x 7`4"	Bedroom	Second	12`7" x 10`6"

Walk-In Closet  
4pc Bathroom

Second  
Second

4`8" x 4`4"  
5`0" x 9`10"

Bedroom  
Laundry  
Legal/Tax/Financial

Second  
Second

11`0" x 11`0"  
6`3" x 5`8"

Title:  
**Fee Simple**  
Legal Desc:

**241 1824**

Zoning:  
**R2**

Remarks

Pub Rmks:

**Welcome to this stunning semi-detached Duplex nestled in the charming community of Kinniburgh South. This new build boasts a perfect blend of modern elegance and warmth, offering 3 bedrooms and 2.5 bathrooms in an inviting open concept layout. As you step inside, the large oversized windows flood the space with natural light, accentuating the modern design and highlighting the beautiful staircase that adds a touch of sophistication. The side entry provides both convenience and privacy. The timeless black and white selections throughout the home create a classic and sophisticated aesthetic. With 9-foot ceilings, this residence offers a spacious and airy atmosphere, making every room feel light and welcoming. The heart of this home is its dream kitchen, equipped with stainless steel appliances, cabinets reaching to the ceiling, Quartz countertops, and a built-in pantry. Perfect for culinary enthusiasts and entertaining alike, this kitchen is a focal point of both style and functionality. The master bedroom features a large walk-in closet and a thoughtfully designed built-in wall mirror, adding a touch of luxury and convenience to your daily routine. Versatility is a key feature of this home, accommodating the diverse needs of various lifestyles. Whether you're a growing family, a couple, or an individual seeking comfort and style, this property caters to your unique requirements. Currently under construction, this home is projected to be completed by March 2025. Photos 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**















