



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**219 KINNIBURGH Loop, Chestermere T1X 2S7**

MLS®#: **A2181789**      Area: **Kinniburgh**      Listing Date: **12/02/24**      List Price: **\$1,089,000**  
 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: **2024**      Abv Sqft: **3,264**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **4,784 sqft**      Ttl Sqft: **3,264**  
 Lot Shape:

DOM

**19**  
Layout  
 Beds: **5 (5)**  
 Baths: **4.0 (4 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **5**  
 Garage Sz: **3**

Access:  
 Lot Feat: **Low Maintenance Landscape, Rectangular Lot**  
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Composite Siding, Stone, Stucco**  
 Heating: **Forced Air**      Flooring: **Carpet, Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Other**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Electric Range, Gas Cooktop, Microwave, Range Hood, See Remarks, Washer**  
 Int Feat: **Built-in Features, Double Vanity, Kitchen Island, Soaking Tub, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Mud Room	Main	7' 0" x 10' 7"	Bedroom	Main	7' 11" x 9' 2"
Foyer	Main	17' 9" x 10' 0"	Spice Kitchen	Main	10' 8" x 7' 1"
4pc Bathroom	Main	8' 8" x 4' 11"	Kitchen	Main	14' 11" x 12' 3"
Living Room	Main	17' 5" x 16' 9"	Dining Room	Main	10' 2" x 12' 1"
Bedroom	Second	15' 9" x 14' 11"	4pc Ensuite bath	Second	14' 1" x 6' 2"
Walk-In Closet	Second	9' 1" x 6' 1"	Laundry	Second	5' 11" x 10' 11"
3pc Bathroom	Second	5' 0" x 12' 6"	Family Room	Second	23' 11" x 20' 0"

Bedroom  
Walk-In Closet  
Bedroom - Primary

Second  
Second  
Second

10`11" x 12`5"  
5`9" x 12`6"  
18`1" x 16`0"

Bedroom  
5pc Ensuite bath

Second  
Second

11`2" x 12`5"  
9`11" x 12`6"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

2211697

Zoning:  
R-1

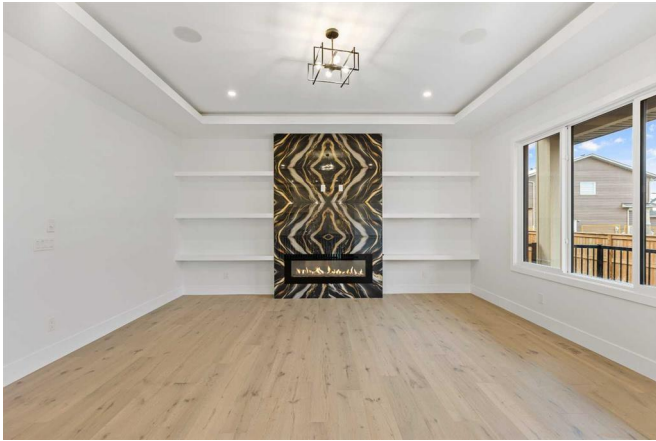
Remarks

Pub Rmks: **AMAZING OPTION FOR YOU - BUILDER WILLING TO BUILD A LEGAL SUITE W 2 BEDS & 1 FULL BATH (COST TO BE DETERMINED BASED ON REQUIREMENTS & LEGAL SUITE DEVELOPMENT IS SUBJECT TO CITY APPROVAL) - OVER 3200 SQFT, BRAND NEW HOME, TRIPLE ATTACHED GARAGE, 5 BEDROOMS, 4 BATHROOMS, SIDE ENTRANCE TO BASEMENT - ELEGANT DESIGN AND MODERN FINISHING - This home in Kinniburgh is perfect for a large family and offers the convenience of being close to shops, schools, the lake and all that Chestermere has to offer. Walking in to your home you are greeted with a large foyer and storage space. A hallway connects a den (that can be used as a bedroom), and bathroom to the rest of the main living space. The TRIPLE ATTACHED GARAGE, opens into a mud room and SPICE KITCHEN which allows you to keep your home in pristine condition. The kitchen is a chef's dream with built in STAINLESS STEEL appliances, a large island and beautiful wood finished cabinets. A large living room is warmed with a TILE FACED FIREPLACE, and this space opens onto your DECK. The second floor boasts 4 bedrooms and 3 bathrooms. Including 1 primary ensuite with and expansive 5PC bathroom and a large walk in closet. This bathroom has a full size soak tub and dual vanities. Another bedroom is complete with an ensuite bathroom and walk in closet. 2 other bedrooms and 1 bathroom, laundry and a large family room complete this floor. Welcome to your home! Please note that front landscaping and finishing will be done including a tree. Option for the builder to develop the basement already includes SIDE ENTRANCE.**

Inclusions: **Dishwasher, Range Hood**  
Property Listed By: **Real Broker**

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







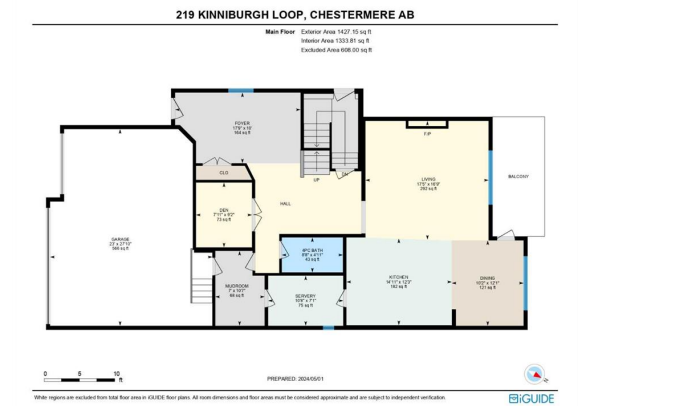
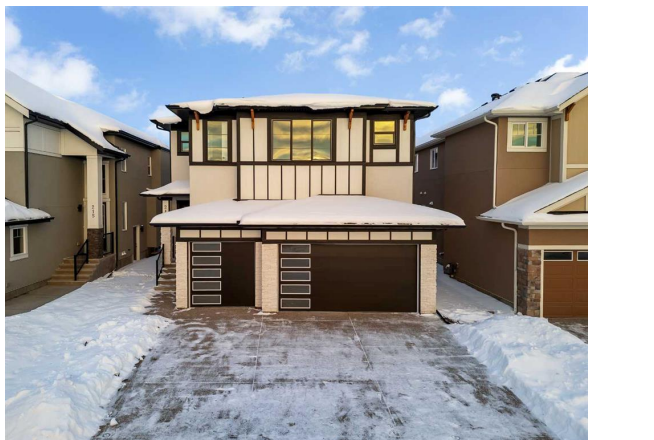












White spaces are excluded from total floor area in EGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

