

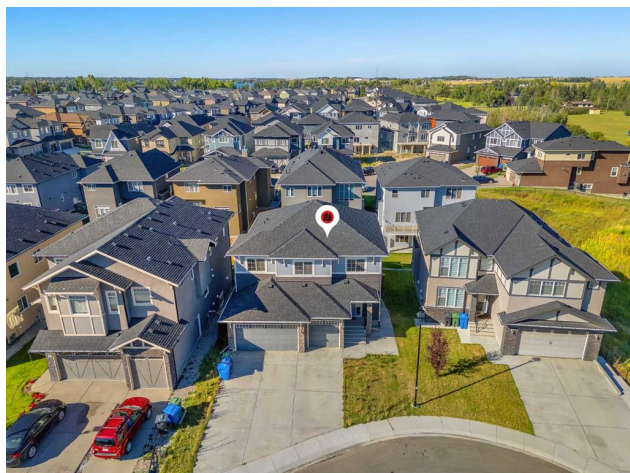


THE
A-TEAM

**RE/MAX
FIRST**

109 KINNIBURGH Cove, Chestermere T1X 0R7

MLS® #: **A2184584** Area: **Kinniburgh** Listing Date: **12/27/24** List Price: **\$869,900**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2018**
Lot Information
 Lot Sz Ar: **4,951 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,608**
 Low Sqft:
 Ttl Sqft: **2,608**

DOM

26
Layout
 Beds: **6 (4 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:
 Lot Feat: **Back Yard,Cul-De-Sac,Interior Lot,Sloped**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other**

Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Washer/Dryer Stacked**

Int Feat: **Breakfast Bar,Double Vanity,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|---------------------|--------------|----------------------|--------------------|--------------|------------------------|
| 2pc Bathroom | Main | 4`11" x 4`11" | Family Room | Main | 15`6" x 14`11" |
| Dining Room | Main | 12`5" x 21`1" | Office | Main | 8`9" x 11`7" |
| Kitchen | Main | 9`0" x 16`7" | Bonus Room | Upper | 12`10" x 11`11" |
| Bedroom | Upper | 11`3" x 13`4" | Bedroom | Upper | 13`2" x 11`4" |

5pc Bathroom
 Bedroom - Primary
 Laundry
 Game Room
 3pc Bathroom

Upper
 Upper
 Upper
 Basement
 Basement

5`11" x 11`10"
 15`1" x 15`0"
 7`6" x 5`3"
 14`3" x 21`1"
 13`10" x 5`7"

Bedroom
 5pc Ensuite bath
 Bedroom
 Bedroom
 Kitchen

Upper
 Upper
 Basement
 Basement
 Basement

11`11" x 15`3"
 10`10" x 16`3"
 9`3" x 14`3"
 9`8" x 14`11"
 9`11" x 11`3"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **1610322**

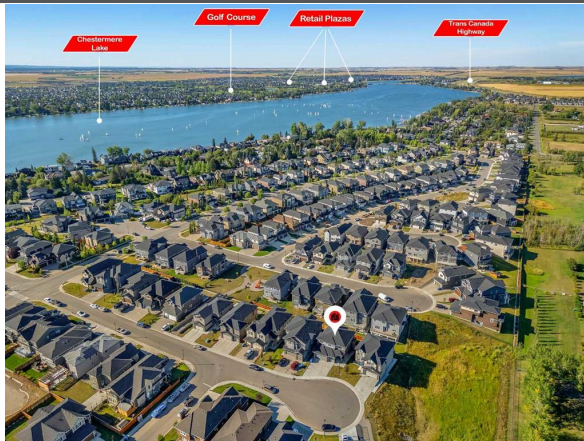
Zoning:
R-1

Remarks

Pub Rmks: **LOCATED ON A QUIET CUL-DE-SAC IN KINNIBURGH COVE RIGHT BY GREEN SPACE & ACREAGES - WALKOUT BASEMENT WITH ILLEGAL SUITE (MORTGAGE HELPER) - OFFERING CLOSE TO 3600 SQ FT WITH 6 BEDS, 3.5 BATHS & TRIPLE GARAGE - CENTRAL A/C - 9 FT CEILINGS ON MAIN LEVEL AND BASEMENT - POTENTIAL TO CONVERT HALF BATH TO FULL BATH & PANTRY TO SPICE KITCHEN (ON THE MAIN LEVEL) - Main floor offers a half bath, family room with fireplace, dining with access to your deck, office and a stunning kitchen equipped with KITCHEN ISLAND & BREAKFAST BAR, STAINLESS STEEL APPLIANCES, CEILING HEIGHT CABINETS & A PANTRY FOR ADDITIONAL STORAGE - The usage of living space on the upper level is immaculate, featuring 4 bedrooms and 2 FULL baths (ensuite included). Of the 4 bedrooms, 1 is the master that features a 5 PC ENSUITE AND W.I.C. You will also find a spacious bonus room and conveniently located laundry on the upper level - THE HIGHLIGHT OF THIS HOME IS THE WALK-OUT BASEMENT WITH 2 BEDROOM ILLEGAL SUITE (WITH KITCHEN, LIVING AREA, FULL BATH & LAUNDRY); WHICH MAKES FOR AN AMAZING MORTGAGE HELPER - This home easy access to both the Kinniburgh Plaza and Chestermere Station Way Plaza, giving you access to lots of amenities - AMAZING VALUE & GREAT LOCATION!**

Inclusions:
 Property Listed By: **Refrigerator
 Real Broker**

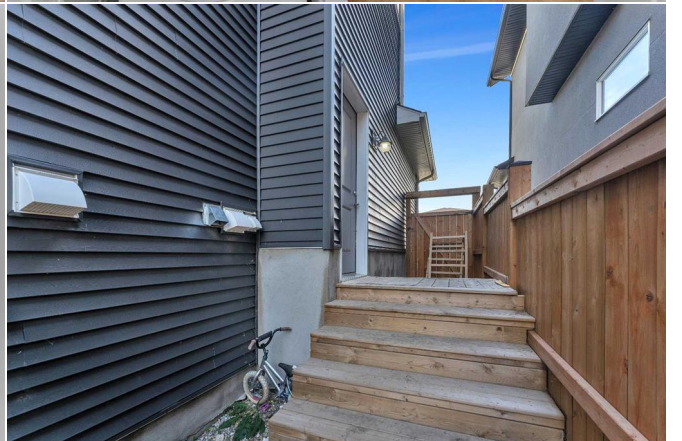
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

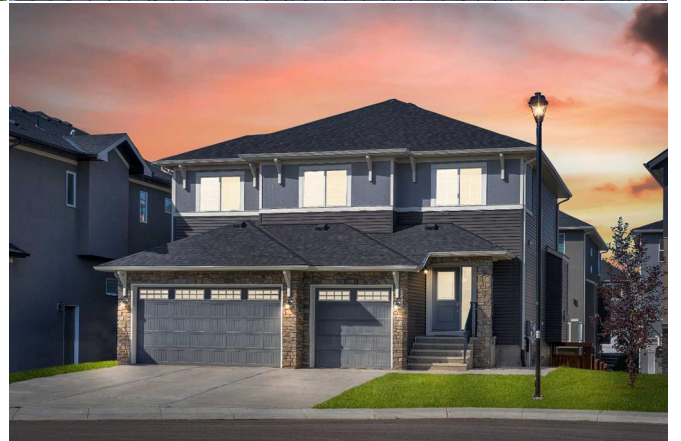
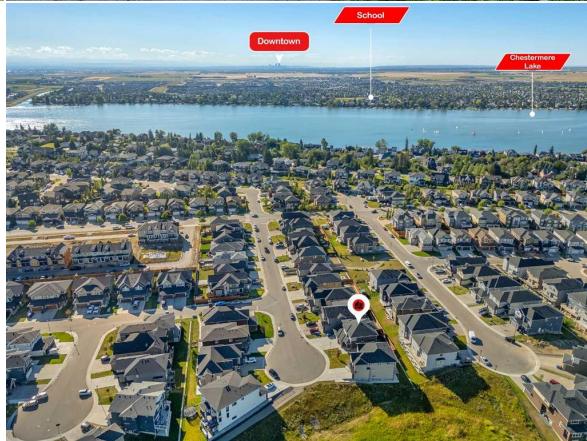
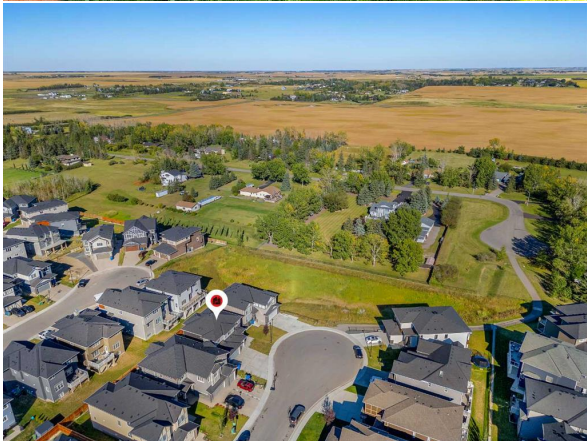












109 Kinniburgh Cove, Chestermere, AB

Main Floor Exterior Area 1130.00 sq ft
Interior Area 1545.41 sq ft
Excluded Area 634.07 sq ft



0 5 10

PREPARED: 2024/05/11



Water regions 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.

109 Kinniburgh Cove, Chestermere, AB

1st Floor Exterior Area 1600.00 sq ft
Interior Area 1375.18 sq ft



0 3 6

PREPARED: 2024/05/11



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109 Kinniburgh Cove, Chestermere, AB

Basement (Below Grade) Estimate Area 1043.31 sq ft
Interior Area 902.73 sq ft



PREPARED: 2024/03/31



Water regions are included from total floor area in G.I./C.E. floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.