



THE
A-TEAM

**RE/MAX
FIRST**

281 KINNIBURGH Boulevard, Chestermere T1X 0R7

MLS®#: **A2185094**

Area: **Kinniburgh**

Listing Date: **01/03/25**

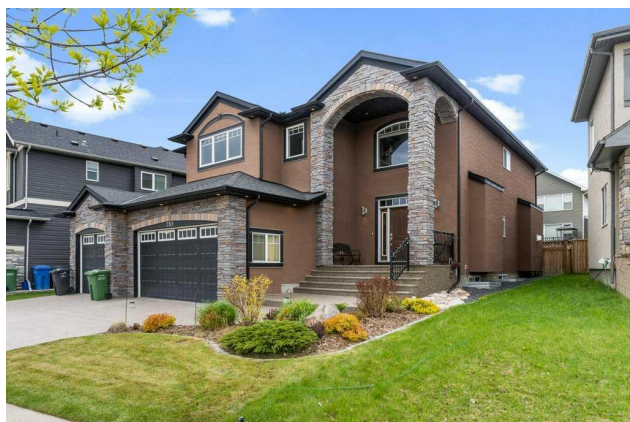
List Price: **\$1,200,000**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2015**

Finished Floor Area
Abv Sqft: **3,354**
Low Sqft:
Ttl Sqft: **3,354**

Lot Information

Lot Sz Ar: **6,136 sqft**
Lot Shape:

DOM

7
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Access:

Lot Feat: **Back Yard,Private**
Park Feat: **Triple Garage Attached**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **Private Entrance**

Construction: **Stucco**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Chandelier,Granite Counters,No Animal Home,No Smoking Home,Open Floorplan,Pantry**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7`10" x 5`0"	Dining Room	Main	9`11" x 16`3"
Foyer	Main	17`6" x 15`4"	Kitchen	Main	10`3" x 18`8"
Living Room	Main	18`9" x 16`3"	Mud Room	Main	14`3" x 6`8"
Office	Main	10`11" x 12`10"	Pantry	Main	9`11" x 6`2"
5pc Bathroom	Second	9`11" x 11`3"	5pc Ensuite bath	Second	11`0" x 14`3"
Bedroom	Second	14`3" x 13`10"	Bedroom	Second	14`3" x 13`3"
Family Room	Second	25`6" x 13`8"	Laundry	Second	6`2" x 10`11"

Bedroom - Primary
4pc Bathroom
Bedroom
Furnace/Utility Room

Second
Lower
Lower
Lower

17`11" x 18`2"
9`4" x 9`5"
13`3" x 9`9"
12`0" x 14`8"

Walk-In Closet
Bedroom
Game Room

Second
Lower
Lower

11`7" x 8`8"
13`3" x 12`5"
38`0" x 16`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0813311

Zoning:
R-1

Remarks

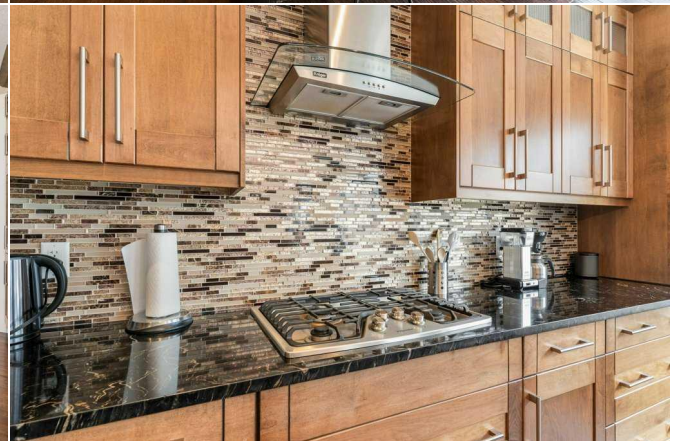
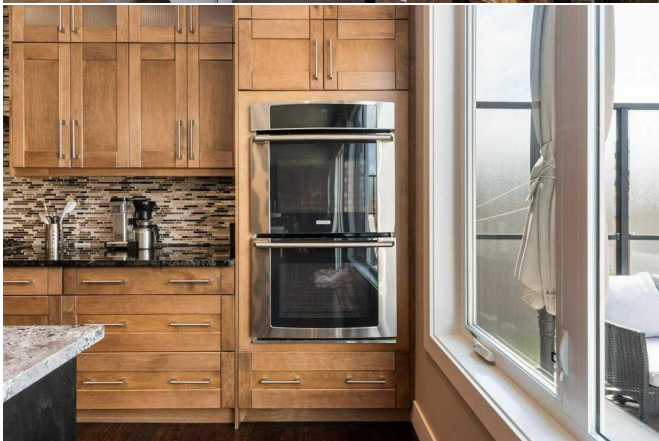
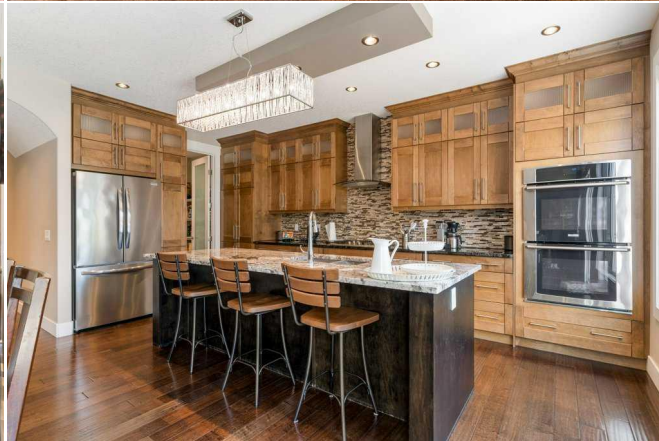
Pub Rmks: **Luxurious East-Facing Home in Kinniburgh! Discover your perfect sanctuary in this stunning luxury home, nestled in the desirable community of Kinniburgh. With over 4,700 sq ft of meticulously designed living space, this residence offers a harmonious blend of elegance and modern comfort. As you step inside, you'll be welcomed by an expansive open floor concept that features soaring 9-foot ceilings on all three levels. The main floor includes a dedicated office/computer room, ideal for remote work, along with a stylish half bath for guests. The massive living room, bathed in natural light, flows effortlessly into the gourmet kitchen, which is a chef's dream. Outfitted with high-end stainless steel appliances and a brand-new spice kitchen, this culinary haven is perfect for hosting and entertaining. This beautiful home offers central vacuum and air conditioner for hot summer days. On the second level, you'll find three spacious bedrooms, including a luxurious master suite with a 5-piece ensuite bathroom—a true retreat for relaxation. The second floor also boasts a large family room, perfect for movie nights or cozy gatherings. The fully developed basement enhances the living space further, featuring two additional bedrooms, full bathroom and a wet bar. A generous living/gaming room with heated flooring creates a comfortable atmosphere for leisure and entertainment. Completing this remarkable home is a triple-car heated garage with extra built storage for equipment, ensuring convenience year-round. Located just minutes from K-9 schools, shopping, and a health center, this home offers the perfect combination of luxury and practicality. Don't miss your chance to experience this exquisite property—schedule your private tour today and step into a life of unparalleled comfort and style!**

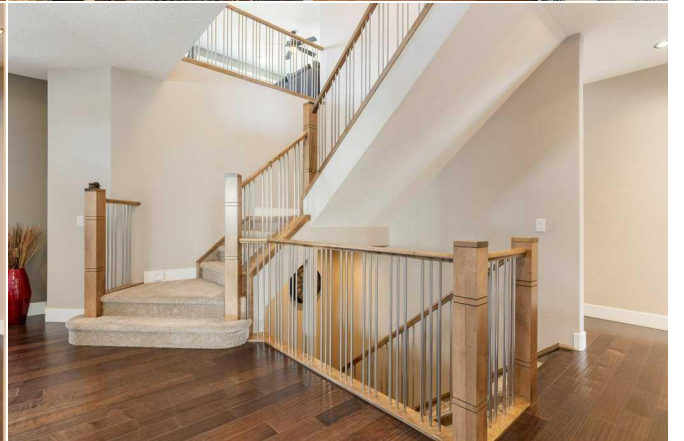
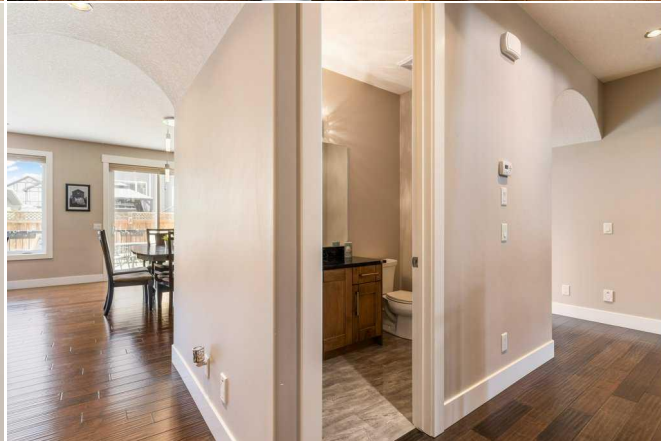
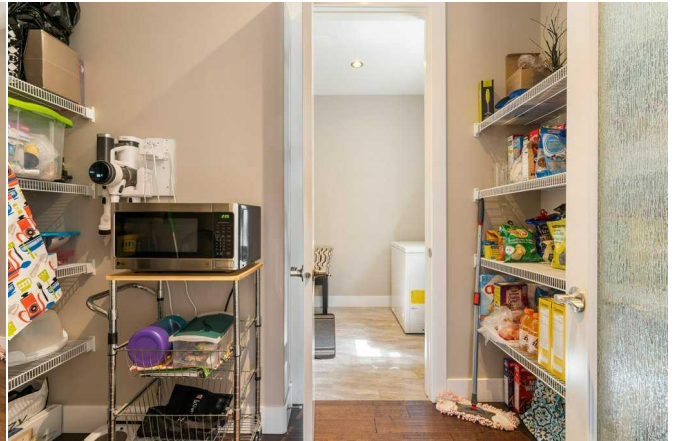
Inclusions:
Property Listed By:

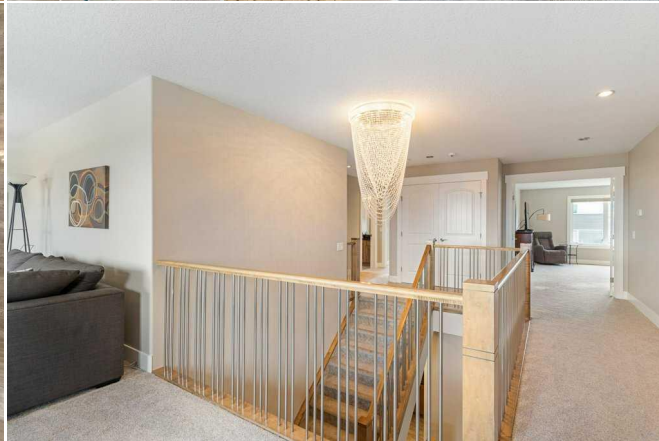
none
Diamond Realty & Associates LTD.

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

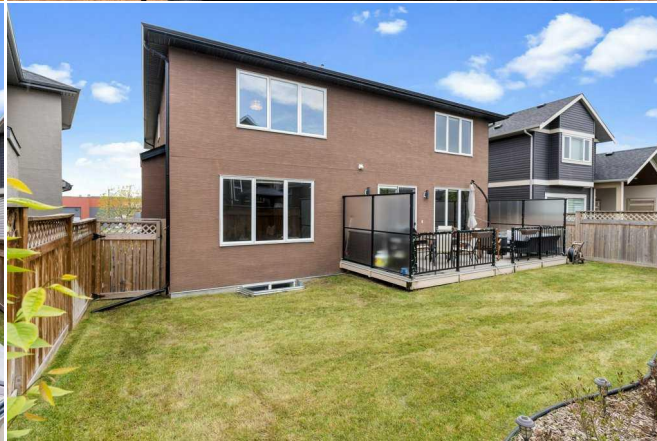
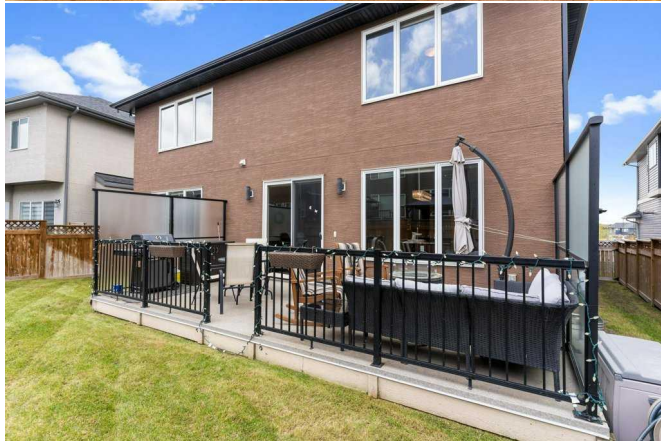












281 Kinniburgh Blvd, Chestermere, AB

1st Floor Estimated Area 1083.91 sq ft
Excluded Area 878.04 sq ft



0 4 8 m

PREPARED: 2024/05/21



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

281 Kinniburgh Blvd, Chestermere, AB

2nd Floor Estimated Area 1083.49 sq ft
Excluded Area 24.75 sq ft



0 4 8 m

PREPARED: 2024/05/21



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

281 Kinniburgh Blvd, Chestermere, AB

Basement (Below Grade) Exterior Area 1414.06 sq ft



PREPARED: 2024/05/25



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