



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**152 KINNIBURGH Boulevard, Chestermere T1X 0M2**

MLS®#: **A2186677**

Area: **Kinniburgh**

Listing Date: **01/09/25**

List Price: **\$1,199,999**

Status: **Active**

County: **Chestermere**

Change: **+\$999, 09-Jan**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **7,427 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard, Landscaped, Many Trees, Underground Sprinklers, Private, Rectangular Lot**  
Park Feat: **Triple Garage Attached**

DOM

**1**

Layout

Beds: **6 (4 2 )**  
Baths: **4.5 (4 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s), Forced Air**  
Sewer:  
Ext Feat: **Rain Gutters, Storage**

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, ENERGY STAR Qualified Appliances, Refrigerator, Washer/Dryer, Water Purifier, Water Softener**  
Int Feat: **Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`7" x 5`3"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`10" x 9`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>23`7" x 14`6"</b>	<b>Family Room</b>	<b>Main</b>	<b>23`7" x 14`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`3" x 16`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`11" x 17`7"</b>
<b>Mud Room</b>	<b>Main</b>	<b>7`0" x 9`3"</b>	<b>Office</b>	<b>Main</b>	<b>8`5" x 9`11"</b>
<b>Pantry</b>	<b>Main</b>	<b>6`10" x 9`10"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>10`2" x 8`3"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>10`3" x 4`11"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>19`6" x 11`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>14`4" x 13`8"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>14`3" x 11`2"</b>

Bedroom  
Bedroom - Primary  
Walk-In Closet  
Bedroom

Upper  
Upper  
Upper  
Basement

11`11" x 10`9"  
17`11" x 15`10"  
6`7" x 7`5"  
10`10" x 10`4"

Laundry  
Walk-In Closet  
4pc Bathroom  
Bedroom

Upper  
Upper  
Basement  
Basement

5`3" x 7`5"  
5`5" x 10`4"  
10`10" x 4`11"  
13`2" x 12`3"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0813311**

Zoning:  
**REM**

Remarks

Pub Rmks:

**OPEN HOUSE - Jan 11, 2025 - 1-3 pm. Step into this exquisitely designed home, where elegance meets functionality in every corner. The main floor boasts an inviting layout featuring a stunning kitchen adorned with quality granite countertops, a cozy family room with a fireplace, formal and casual dining spaces, and a versatile den—all set against a backdrop of stunning hardwood floors. Upstairs, discover a serene retreat with four spacious bedrooms, including a luxurious primary suite with a spa-inspired ensuite and walk-in closet, as well as a loft and convenient second-floor laundry. The fully finished walk-out basement offers incredible versatility, complete with two additional bedrooms, a second kitchen/bar, a family room with a second fireplace, and ample space for entertainment. Outside, professional landscaping frames the stucco and stone exterior, complemented by a sprawling deck, an oversized custom shed, and 20 majestic aspens lining the backyard. Modern amenities elevate this home further, with central air conditioning, a garage heater, an underground sprinkler system, a water softener, a water purifier, a central vacuum, overhead garage storage, a 220V EV car charger, and crystal chandeliers adding a touch of glamour. This home is a masterpiece of design and practicality, perfect for those seeking luxurious living with thoughtful details throughout.**

Inclusions:  
Property Listed By:

**N/A**  
**eXp Realty**

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













