



THE
A-TEAM

**RE/MAX
FIRST**

152 KINNIBURGH Boulevard, Chestermere T1X 0M2

MLS® #: **A2187949**

Area: **Kinniburgh**

Listing Date: **01/15/25**

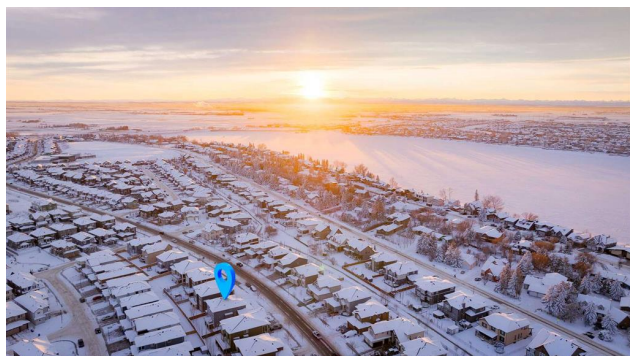
List Price: **\$995,000**

Status: **Active**

County: **Chestermere**

Change: **-\$105k, 01-Feb**

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:

Finished Floor Area
Abv Sqft: **3,294**
Low Sqft:
Ttl Sqft: **3,294**

DOM

17
Layout
Beds: **6 (4 2)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

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

Access:

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

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/Bsm: **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
2pc Bathroom	Main	6`7" x 5`3"
Dining Room	Main	23`7" x 14`6"
Kitchen	Main	14`3" x 16`11"
Mud Room	Main	7`0" x 9`3"
Pantry	Main	6`10" x 9`10"
4pc Bathroom	Upper	10`3" x 4`11"
Bedroom	Upper	14`4" x 13`8"
Bedroom	Upper	11`11" x 10`9"
Bedroom - Primary	Upper	17`11" x 15`10"
Walk-In Closet	Upper	6`7" x 7`5"

Room	Level	Dimensions
Dining Room	Main	13`10" x 9`1"
Family Room	Main	23`7" x 14`6"
Living Room	Main	11`11" x 17`7"
Office	Main	8`5" x 9`11"
4pc Bathroom	Upper	10`2" x 8`3"
5pc Ensuite bath	Upper	19`6" x 11`5"
Bedroom	Upper	14`3" x 11`2"
Laundry	Upper	5`3" x 7`5"
Walk-In Closet	Upper	5`5" x 10`4"
4pc Bathroom	Basement	10`10" x 4`11"

Bedroom	Basement	10`10" x 10`4"	Bedroom	Basement	13`2" x 12`3"
			Legal/Tax/Financial		

Title: **Fee Simple**
Legal Desc: **0813311**

Zoning: **REM**

Remarks

Pub Rmks: **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: **N/A**
Property Listed By: **eXp Realty**

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





