



THE
A-TEAM

**RE/MAX
FIRST**

247 KINNIBURGH Place, Chestermere T1X 1Y2

MLS®#: **A2188577** Area: **Kinniburgh** Listing Date: **01/24/25** List Price: **\$1,234,900**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2020**
Lot Information
 Lot Sz Ar: **4,865 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,534**
 Low Sqft:
 Ttl Sqft: **3,534**

DOM

45
Layout
 Beds: **7 (5 2)**
 Baths: **5.5 (5 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Lawn,Interior Lot,Street Lighting,Rectangular Lot**
 Park Feat: **Driveway,Garage Faces Front,On Street,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Lighting,Rain Gutters**

Construction: **Stone,Stucco,Wood Frame**
 Flooring: **Carpet,Laminate,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Electric Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Ceiling Fan(s),Chandelier,Double Vanity,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Soaking Tub,Tray Ceiling(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	31`2" x 18`10"
Dining Room	Main	36`1" x 71`11"
Kitchen	Main	38`3" x 56`7"
Mud Room	Main	22`2" x 24`4"
2pc Bathroom	Upper	17`0" x 18`10"
4pc Ensuite bath	Upper	16`8" x 29`9"

Room	Level	Dimensions
Bedroom	Main	36`1" x 38`10"
Family Room	Main	37`6" x 49`3"
Living Room	Main	57`2" x 92`2"
Spice Kitchen	Main	48`11" x 19`2"
4pc Bathroom	Upper	36`1" x 16`2"
5pc Ensuite bath	Upper	46`2" x 30`1"

Bedroom	Upper	42`8" x 47`7"
Bedroom	Upper	36`1" x 58`3"
Laundry	Upper	24`10" x 18`10"
Walk-In Closet	Upper	35`3" x 16`5"
4pc Bathroom	Basement	15`10" x 33`8"
Bedroom	Basement	35`0" x 40`5"
Laundry	Basement	36`8" x 33`8"
Furnace/Utility Room	Basement	33`1" x 36`4"

Bedroom	Upper	36`1" x 49`6"
Bonus Room	Upper	44`0" x 48`2"
Bedroom - Primary	Upper	70`10" x 56`0"
Walk-In Closet	Upper	39`11" x 19`11"
Bedroom	Basement	33`1" x 39`11"
Kitchen	Basement	34`2" x 26`10"
Game Room	Basement	107`9" x 63`9"
Furnace/Utility Room	Basement	18`7" x 36`8"

Legal/Tax/Financial

Title: Fee Simple
 Legal Desc: 1812008

Zoning: R-1

Remarks

Pub Rmks: 3,533 SqFt | Luxurious Family Home | Walk-out Basement | Chef's Kitchen | Spice Kitchen | Gas Stove | Quartz Countertops | Built-in Stainless Steel Appliances | Sub Zero Refrigerator | Main Level Bed & 3pc Bath | Tray Ceilings | Recessed Lighting | Gas Fireplace | Stone Accent Wall | 4 Upper Level Beds | Upper Laundry & Bonus Room | 2 Bed Walk-Out Basement Suite(illegal) | Separate Entrance | Open Floor Plan | Separate Laundry | Patio | Balcony | Triple Attached Front Garage | Driveway. Welcome to your stunning 2-storey family home boasting 3,534SqFt throughout the main & upper levels with an additional 1,481SqFt in the walk-out basement! The main level opens to a foyer with open to above ceilings complimenting the size of this home, closet storage & a front living room perfect for day seating. The front living room has a textured ceiling adding a pop of modern style to this space. The open floor plan kitchen, dining & living rooms make this the go-to home for entertaining friends & family! The chef's kitchen is outfitted with sparkling quartz countertops, full height cabinets, stainless steel built-in appliances, a sub zero refrigerator, & a grand centre island with barstool seating. Keep this kitchen spotless & enjoy the perks of a spice kitchen! The spice kitchen it finished with a gas stove, range hood, a dual basin sink & incredible cabinet storage. The dining & living rooms are bright with natural light flooding in through the large windows & sliding glass doors that lead to the balcony. The balcony is a treat making indoor/outdoor dining readily accessible all year round. The family room has a floor to ceiling tile accent wall with a gas fireplace. The main level bedroom has a deep walk-in closet & a 3pc bathroom. The main level is complete with a mudroom off the interior garage door with built-in shelving. Upstairs holds 4 spacious bedrooms, 3.5 bathrooms, a bonus room & laundry room. The primary bedroom is expansive with a deep walk-in closet & private 5pc ensuite bath with dual vanities, a deep soaking jet tub, Shower with a bench & private washing closet. The 2nd primary bedroom has a private 4pc ensuite. Bedrooms 3 & 4 are both spacious & have a Jack & Jill bath! The bonus room is the perfect space to unwind in the evening with your family & a 2pc bath is located here too. The upper level laundry room is every home owner's dream as its located near all the bedrooms & has a sink & storage! Downstairs, the 2 bedroom walk-out basement suite(illegal) has a separate entrance, its own laundry & a bright & spacious living space! The basement door opens to the open floor plan kitchen, dining & living rooms. The kitchen has cabinets above & below, quartz countertops & stainless steel appliances. The open floor plan makes this space flexible for living & dining! The two bedrooms downstairs are both large one with a walk-in closet! The 4pc basement bath has a tub/shower combo & single vanity with storage. Hurry & book a showing today!

Inclusions: Spice Kitchen: Gas Stove, Range Hood. Basement: Stove, Range Hood, Refrigerator, Washer, Dryer
 Property Listed By: RE/MAX Crown

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











