



THE A-TEAM

RE/MAX FIRST

239 KINNIBURGH Loop, Chestermere T1X 2S7

MLS@#: A2189076 Area: Kinniburgh Listing Date: 01/20/25 List Price: \$829,900
Status: Active County: Chestermere Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached City/Town: Chestermere Year Built: 2024 Lot Sz Ar: 4,968 sqft Lot Shape:
Finished Floor Area Abv Sqft: 2,526 Low Sqft: Ttl Sqft: 2,526

DOM

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

Parking

Ttl Park: 6 Garage Sz: 3

Access: Interior Lot, Rectangular Lot Lot Feat: Triple Garage Attached Park Feat:

Utilities and Features

Roof: Asphalt Shingle Heating: Forced Air, Natural Gas Sewer: Other Ext Feat: Other
Construction: Stone, Stucco, Wood Frame Flooring: Carpet, Tile, Vinyl Plank Water Source: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Electric Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer
Int Feat: No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 2pc Bathroom, Family Room, Dining Room, Bedroom, 4pc Bathroom, Laundry, Bedroom - Primary, Office, Kitchen, Bedroom, 4pc Ensuite bath, Bonus Room, Bedroom, 5pc Ensuite bath with their respective levels and dimensions.

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

2211697

Remarks

Pub Rmks: **BRAND NEW HOME IN KINNIBURGH - 2500+ SQ FT WITH 4 (+1) BEDROOMS, 3.5 BATHS & ATTACHED TRIPLE GARAGE - 2 MASTERS - SEPARATE WALK-UP ENTRANCE (IDEAL FOR BUILDING AN ILLEGAL / LEGAL SUITE, SUBJECT TO APPROVAL BY THE CITY) - Main floor offers a half bath, office (that can also be used as a bedroom if needed), family room with fireplace, dining and kitchen with kitchen island, Stainless Steel Appliances and pantry. The usage of living space on the upper level is immaculate, featuring 4 bedrooms and 3 FULL baths. Of the 4 bedrooms, 2 are masters with their own ensuites and W.I.C(s)! The grand master however, boasts a 5 PC ensuite and larger W.I.C! You will also find a bonus room and conveniently located laundry on the upper level - 3 OUT OF 4 BEDROOMS ON THE UPPER LEVEL HAVE THEIR OWN W.I.C! With the new plaza in Kinniburgh, you have easier access to amenities! AMAZING HOME, CALL YOUR FAVORITE REALTOR FOR A VIEWING TODAY!**

Inclusions:
Property Listed By: **N/A
Real Broker**

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









