



THE
A-TEAM

**RE/MAX
FIRST**

112 KINNIBURGH Circle, Chestermere T1X0T9

MLS®#: **A2189452**

Area: **Kinniburgh**

Listing Date: **01/23/25**

List Price: **\$879,900**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **2,826**
Low Sqft:
Ttl Sqft: **2,826**

Lot Information

Lot Sz Ar: **5,409 sqft**
Lot Shape:

DOM

10
Layout
Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard**
Park Feat: **Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Storage**

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Garage Control(s),Gas Stove,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Built-in Features,Ceiling Fan(s),Granite Counters,Pantry,Storage,Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	4`8" x 8`8"
Mud Room	Main	8`7" x 6`9"
Kitchen	Main	13`10" x 14`9"
Dining Room	Main	10`11" x 12`11"
5pc Ensuite bath	Second	8`3" x 13`7"
Laundry	Second	5`1" x 6`7"
Office	Second	5`10" x 7`0"

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`11"
Pantry	Main	5`6" x 5`6"
Den	Main	14`6" x 11`1"
Living Room	Main	14`11" x 15`0"
Bedroom - Primary	Second	18`11" x 14`11"
Bedroom	Second	13`8" x 10`0"
4pc Bathroom	Second	4`11" x 9`5"

Bedroom
Game Room
4pc Bathroom

Second
Basement
Basement

13`8" x 9`11"
9`11" x 17`1"
4`11" x 10`4"

Bedroom
Family Room
Bedroom

Second
Basement
Basement

14`1" x 19`11"
18`1" x 13`7"
11`9" x 13`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1212010

Zoning:
R-1

Remarks

Pub Rmks:

Experience the elegance of this luxurious home, featuring a stunning floor plan, a triple attached garage, and four spacious bedrooms. Nestled in the family-friendly community in Chestermere, this property is conveniently located within walking distance to Eastlake High School, shopping, and more. The beautiful lake, offering an amazing lifestyle, is just a short drive away. The expansive kitchen and dining area boast custom cabinetry, stainless steel appliances, a gas stove, wall and microwave ovens, granite countertops, and a massive island with ample storage. The custom posts around the dining area and rich hardwood flooring on the main level add a grand and sophisticated touch. The dining room opens to a deck and yard, perfect for hosting family and friends. The cozy living room, complete with built-in shelves for decor and a fireplace, is ideal for relaxing evenings with loved ones. The main floor also includes a private office/den with double French doors, providing a quiet workspace. Upstairs, you'll find four generously sized bedrooms, including a luxurious master suite with a spacious walk-in closet, a 5-piece ensuite featuring a Jacuzzi, and three additional bedrooms with a full bathroom. A convenient second-floor laundry room completes this level. The fully finished basement includes a stylish wet bar. This spacious recreational room is a true highlight, featuring a dedicated theatre area with a fully equipped entertainment system. You'll enjoy a massive 130" drop-down screen and projector, complete with 8 pairs of 3D glasses for the ultimate viewing experience. There's also a pool table for added fun! The room includes an additional bedroom/office and a full bathroom. For comfort, the home offers air conditioning for those warm summer days and a comprehensive 360-degree security system for peace of mind (all included with the house). Extra storage is available in the furnace room and under-stair shelving. The triple garage is insulated, provides extra space for your vehicles and toys, and is prepped for a heating system installation. Come by and see this breathtaking home—it's truly a 10/10 and the perfect place to create lasting memories with your loved ones in the beautiful city of Chestermere.

Inclusions:

Pool Table (includes lights, cue stand and bar cues), Entertainment Set (HD 3D Projector, 130" Drop Down Screen, 8 pairs 3D Glasses)and security camera system outside of the house

Property Listed By:

Executive Real Estate Services

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













