



THE
A-TEAM

**RE/MAX
FIRST**

168 KINNIBURGH Loop, Chestermere T1X0V1

MLS®#: **A2191428** Area: **Kinniburgh** Listing Date: **01/31/25** List Price: **\$1,224,900**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2017**
Lot Information
 Lot Sz Ar: **5,000 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,128**
 Low Sqft:
 Ttl Sqft: **3,128**

DOM

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

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond,Front Yard**
 Park Feat: **Aggregate,Front Drive,Garage Door Opener,Garage Faces Front,Insulated,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas,Zoned**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Garden**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Bar,Bookcases,Built-in Features,Ceiling Fan(s),Chandelier,Closet Organizers,Crown Molding,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Storage,Tray Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	20`9" x 13`5"
Living Room	Main	13`1" x 13`4"
Pantry	Main	12`3" x 4`11"
2pc Bathroom	Main	5`3" x 4`11"
Bonus Room	Upper	19`2" x 16`0"
5pc Ensuite bath	Upper	11`6" x 11`1"

Room	Level	Dimensions
Dining Room	Main	13`5" x 11`1"
Breakfast Nook	Main	12`6" x 10`5"
Foyer	Main	12`2" x 9`5"
Mud Room	Main	9`2" x 6`11"
Bedroom - Primary	Upper	16`0" x 16`0"
Den	Upper	13`8" x 6`4"

Bedroom
Laundry
Bedroom
3pc Bathroom

Upper
Upper
Lower
Lower

16`8" x 12`7"
8`5" x 5`1"
12`11" x 13`4"
12`1" x 6`0"

Bedroom
5pc Bathroom
Bedroom

Upper
Upper
Lower

16`7" x 11`11"
8`5" x 7`6"
11`5" x 14`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1411563

Zoning:
R-1

Remarks

Pub Rmks: **Discover luxury living with over 4,400 square foot of elegant living space! This stunning, 5-bedroom home backs onto a tranquil pond and walking path, and is filled with high quality upgrades. The interior of the home is as beautiful as the exterior. You'll immediately be impressed as you walk through the massive 8-foot front door and into the grand entrance, enhanced by tray ceilings, sparkling chandeliers and the spiral staircase spanning from the second floor down to the finished, walkout basement. All three levels flow effortlessly into one another, and the same, gorgeous custom mosaic tile you'll find in the primary ensuite will meet you in the full bathroom in the lowest level. The heart of the home is the sun-filled gourmet kitchen, equipped with a large granite island, perfect for entertaining and everyday living. You will be amazed by the size of the walk-through pantry, which flows perfectly into the large mudroom, and into the triple-car garage. No expense was spared here as the garage comes insulated, drywalled, painted and even features a knock-down textured ceiling. Upstairs, the massive Primary Bedroom boasts its own private balcony overlooking the pond, a luxurious 5-piece ensuite, and a spacious walk-in closet with custom built-in closet organizers. The additional bedrooms offer comfort and style with ample space, with 4 out of the 5 bedrooms offering large walk-in closets. The bright, over 300 sq ft Bonus Room overlooks the Main Foyer and is complimented by the spectacular chandelier. On the lowest level, you'll find more bedrooms, a full bathroom, a large living space with a wet bar and the walk-out to the gorgeous aggregate stone patio. The stone theme is carried throughout the whole home, including the exterior where the 4, tall stone pillars mirror the stonework nearly covering the whole face of the home. Each detail in this stunning property combines functionality with luxury. The built-in speaker system throughout the entire home (including exterior), the aggregate stone driveway, walkway and front entrance, air conditioning, the glass railings on both decks, and the irrigation system are just a few more examples of the high-end quality features you will love about this home. Experience the perfect blend of comfort and sophistication, all within a short, 15-minute drive to Calgary!**

Inclusions:
Property Listed By:

None
CIR Realty

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













