



THE
A-TEAM

**RE/MAX
FIRST**

129 KINNIBURGH GARDENS CHESTERMERE , Chestermere T1X 0R7

MLS®#: **A2194574** Area: **Kinniburgh** Listing Date: **02/14/25** List Price: **\$899,000**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2015**
Lot Information
 Lot Sz Ar: **5,166 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,732**
 Low Sqft:
 Ttl Sqft: **2,732**

DOM

50
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,City Lot,Corner Lot,Front Yard,Garden,Landscaped,Lawn,Level,Private**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Garden,Private Entrance,Private Yard**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Crown Molding,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage,Vinyl Windows,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`0" x 5`7"
Kitchen	Main	17`2" x 16`2"
Living Room	Main	17`5" x 16`2"
4pc Bathroom	Second	5`1" x 10`9"
Bedroom	Second	14`3" x 10`1"
Family Room	Second	13`3" x 12`6"

Room	Level	Dimensions
Dining Room	Main	17`2" x 7`10"
Laundry	Main	13`8" x 9`2"
Office	Main	8`5" x 12`1"
5pc Ensuite bath	Second	9`6" x 14`5"
Bedroom	Second	14`4" x 16`1"
Bedroom - Primary	Second	17`4" x 19`2"

Walk-In Closet
Bedroom
Living Room

Second
Basement
Basement

5`11" x 8`5"
9`7" x 11`11"
32`1" x 23`5"

3pc Bathroom
Bedroom
Furnace/Utility Room

Basement
Basement
Basement

8`1" x 4`11"
11`9" x 11`7"
6`10" x 8`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1212238

Zoning:
R-1

Remarks

Pub Rmks:

OPEN HOUSE SAT March 22nd & SUN 23rd - 1PM to 4PM Welcome Home | Lakeside Community | Over 3700+SQFT | 5-Bedrooms | 5-Bathrooms | Open Floor Plan | Dream Kitchen | Corner LOT | Double car Garage | Main-floor Laundry | Spacious Yard & Much More | This Extraordinary opportunity to own this custom built home in the new modern community of Kinniburgh, with conveniently quick access to 16 AVE (HWY 1) & 17th AVE. This 2 storey home offers a noteworthy floor plan with extensive upgrades. The main floor features 9' ceilings, California shutters in whole entire home! Den/Office with a half bathroom, an open concept kitchen with floor to ceiling cabinetry with a Grand kitchen Island, Quartz countertops through out the home, Upgraded stainless steel appliances & a pantry, a spacious formal living room with a Fire place & Dining over looking the southwest facing yard and Second floor boasts to Bonus room, Master bedroom with a large 5 pc ensuite & a Walk-in closet, 2 Additional bedrooms with an additional 4pc bathroom. Downstairs-(basement) you will find a large Rec/Family room, 2 good sized bedrooms, 4pc Bath. Enjoy a beautifully maintained landscaped yard. Deck: high Quality custom made. Corner Lot located in a quiet street with a south west-facing backyard. Custom metal fence adding a curve appeal to the home. Book a showing today to view this lovely home to get the full experience of all it has to offer or visit the 3D Tour!!

Inclusions:
Property Listed By:

N/A
AMG Realty

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













