



THE
A-TEAM

**RE/MAX
FIRST**

1106 FRONTENAC Avenue, Calgary T2T1B6

MLS®#: **A2078340**

Area: **Upper Mount Royal**

Listing Date: **09/06/23**

List Price: **\$3,575,000**

Status: **Active**

County: **Calgary**

Change: **-\$125k, 14-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2018**

Lot Information

Lot Sz Ar: **7,793 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,452**
Low Sqft:
Ttl Sqft: **3,452**

DOM

256
Layout
Beds: **4 (3 1)**
Baths: **5.0 (4 2)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Fruit Trees/Shrub(s),Front Yard,Lawn,Garden,Landscaped,Level,Underground Sprinklers,Private,Treed Alley Access,Heated Garage,Secured,Triple Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Lighting,Private Yard**

Construction: **Cement Fiber Board,Stone**
Flooring: **Concrete,Hardwood,Stone,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Dishwasher,Dryer,Garage Control(s),Range Hood,Washer,Window Coverings**
Int Feat: **Bar,Breakfast Bar,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Pantry,Soaking Tub,Steam Room,Stone Counters,Tankless Hot Water,Vaulted Ceiling(s),Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	11`10" x 8`0"
Dining Room	Main	16`3" x 11`11"
Living Room	Main	18`11" x 17`11"
Mud Room	Main	9`10" x 5`6"
2pc Bathroom	Main	6`6" x 5`8"
6pc Ensuite bath	Upper	22`0" x 10`6"

Room	Level	Dimensions
Den	Main	16`3" x 14`7"
Kitchen	Main	17`10" x 13`8"
Breakfast Nook	Main	10`0" x 10`0"
Pantry	Main	13`10" x 6`11"
Bedroom - Primary	Upper	17`11" x 16`1"
Bedroom	Upper	14`9" x 14`8"

5pc Ensuite bath	Upper	10`0" x 7`0"	Bedroom	Upper	14`1" x 13`5"
4pc Ensuite bath	Upper	10`1" x 4`11"	Laundry	Upper	10`4" x 7`9"
Game Room	Lower	27`4" x 17`4"	2pc Bathroom	Lower	7`9" x 6`7"
3pc Bathroom	Lower	12`5" x 7`6"	Exercise Room	Lower	13`6" x 13`3"
Mud Room	Lower	17`3" x 9`6"	Furnace/Utility Room	Lower	15`8" x 8`4"
Bedroom	Lower	11`10" x 11`3"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-C1**
Legal Desc: **65EF**

Remarks

Pub Rmks: **Beautiful 4 bed/6 bath french farmhouse inspired home located along tree-lined Frontenac Avenue in one of Calgary's most discerning communities, Upper Mount Royal. This house was meticulously designed and built in 2018 with an exterior that boasts extensive stonemasonry in the front and rear, rich dark brown hardie board and stunning porthole windows. As you enter you'll notice the tall 10 foot ceilings throughout most of the house. On your left is a warm office/den perfect for working from home and on your right is a spacious dining room ideal for hosting family dinners. Notice the rustic light fixtures that light up the stunning engineered hardwood floors leading you around the corner to the powder room or down the hallway to the main living area with a lovely breakfast nook and towering ceiling. You can cozy up and relax in a warm living room heated by a gas fireplace with rustic stonemasonry finishing. Adjacent is a chef inspired kitchen with distressed cabinetry, large island, granite countertops, subway tile backsplash, Wolf stove, Wolf steam oven and oversized Sub-Zero fridge. Exiting the kitchen you'll pass through one of two distressed sliding barn doors that lead you into the main floor mudroom or into the butler's pantry with heated flooring. Upstairs are three air conditioned bedrooms with vaulted ceilings and each has an ensuite with heated flooring. The primary bedroom was meticulously planned with an attached laundry room, lengthy walk-in closet with rich brown built-ins, exquisite ensuite comprised of a steam shower, grand soaker tub surrounded by weathered glass feature walls and his/her sinks with exceptional hexagonal tile backsplash. The primary bedroom feels like the perfect size to retreat and relax after a long day. One of the most incredible aspects of this home is its large 0.18 acre lot permitting a bright walkout basement. On the lower level, you'll see the indestructible heated epoxy concrete flooring and massive recreation room, perfect for relaxing with your family, playing pool or watching your favorite sporting event. The recreation room has a gas fireplace, beautiful barn wood feature wall and wet bar with wine racks, fridge, dishwasher and kegerator. The lower level also contains a workout room, fourth bedroom with ensuite, half bathroom and a full bathroom with oversized steam shower. The home has been designed with two high-end Trane furnaces, air purification system, central vac., water softener, filtered water and instant hot water. Continue on outside through your secondary lower level mudroom to enjoy a quiet evening in your private backyard complete with patio and hot tub. Alternatively, entertain on your main floor deck, complete with a third gas fireplace and hidden exterior TV. Other impressive features of this home include a triple detached heated garage with dehumidifier, security system with 5 point locking systems on entry/exit doors and home entertainment system with Sonos speakers throughout.**

Inclusions: **Lower Level Dishwasher, Wine Fridge & Kegerator, Main Level Deck TV**
Property Listed By: **CENTURY 21 BAMBER REALTY LTD.**

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











