



THE
A-TEAM

**RE/MAX
FIRST**

59 BEL-AIRE Place, Calgary T2V2C3

MLS® #: **A2079171**

Area: **Bel-Aire**

Listing Date: **09/08/23**

List Price: **\$3,300,000**

Status: **Active**

County: **Calgary**

Change: **-\$400k, 17-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1980**
Lot Information
Lot Sz Ar: **12,034 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **4,420**
Low Sqft:
Ttl Sqft: **4,420**

DOM

254
Layout
Beds: **4 (4)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Triangular Lot,Backs on to Park/Green Space,Cul-De-Sac,Front Yard,Irregular Lot,Secluded**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Tile**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Built-in Barbecue**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Garburator,Humidifier,Instant Hot Water,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Beamed Ceilings,Bookcases,Built-in Features,Chandelier,Double Vanity,French Door,High Ceilings,Jettied Tub,Natural Woodwork,Sauna,Skylight(s),Soaking Tub,Storage,Tile Counters,Track Lighting,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Main	13`8" x 12`11"	Dining Room	Main	21`5" x 15`8"
Living Room	Main	20`1" x 21`10"	Dining Room	Main	9`10" x 17`10"
Family Room	Main	14`0" x 17`1"	2pc Bathroom	Main	4`11" x 4`8"
Laundry	Main	8`11" x 10`3"	Bedroom - Primary	Main	25`0" x 16`8"
6pc Ensuite bath	Main	14`9" x 9`10"	Walk-In Closet	Main	11`5" x 7`2"
Bedroom	Main	15`4" x 12`1"	Bedroom	Main	14`9" x 13`11"
4pc Bathroom	Main	10`2" x 6`9"	Sunroom/Solarium	Main	21`3" x 10`5"
3pc Bathroom	Upper	11`4" x 5`0"	Bedroom	Upper	14`4" x 22`10"

Other
3pc Bathroom
Storage
Furnace/Utility Room

Upper
Basement
Basement
Basement

13`11" x 17`3"
13`9" x 9`2"
13`8" x 7`10"
29`8" x 39`4"

Game Room
Sauna
Other

Basement
Basement
Basement

37`7" x 20`8"
7`9" x 8`2"
13`1" x 15`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1L

8010118

Remarks

Pub Rmks:

****PRICE REDUCTION**** Experience the epitome of luxury living in this exceptional Bel-Aire estate, a true one-of-a-kind gem nestled in the prestigious executive neighborhood. This residence is a rare find, boasting a prized 1/4-acre lot with breathtaking views of the Glenmore Reservoir & Dam, the majestic mountains, and the serene Elbow River. This home offers an unbeatable location just a stone's throw away from the Calgary Golf & Country Club. From the moment you set foot on the meticulously manicured front yard and step onto the inviting front porch, you'll be captivated by the splendid curb appeal. As you enter, a grand boutique-style open space welcomes you, featuring vaulted curved ceilings that create an elegant ambiance that is perfect for entertaining. The dining room is generously proportioned, ideal for hosting the grandest of gatherings, and an abundance of natural light fills every corner of the main floor, thanks to the large floor-to-ceiling windows. A formal living room, anchored by a Rundle stone surround wood-burning fireplace, provides a cozy retreat with easy access to the grass-level back deck. The home is intelligently designed and divided into three sections, all accessible and catering to various needs. The north wing offers three bedrooms and two baths, with the primary bedroom boasting a luxurious ensuite, a spacious walk-in closet, and a private deck. The south wing houses the living area, an efficient kitchen, laundry facilities, and an upstairs office or potential fourth bedroom, flooded with natural light. The lower level adds to the allure with an exercise and recreation room, a wine room, a fourth bath, a sauna, and ample storage space. As you step into the serene backyard, you'll be transported to a private sanctuary that belies its inner-city location. The expansive yard offers multiple functional spaces, perfect for outdoor gatherings, and gardening enthusiasts will appreciate the gardening opportunities. This home embodies grand luxury and opulence, yet it exudes a welcoming charm that is anything but pretentious. It is ready for you to transform it into your forever home. Moreover, its convenient proximity to the Glenmore Reservoir, Chinook Mall, Britannia Plaza, Calgary's extensive paved pathway system, and more make it an exceptionally located property.

Inclusions:
Property Listed By:

N/A
eXp Realty

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









