



THE
A-TEAM

**RE/MAX
FIRST**

1426 4A Street, Calgary T2M3A9

MLS®#: **A2099106**

Area: **Rosedale**

Listing Date: **02/21/24**

List Price: **\$2,269,000**

Status: **Active**

County: **Calgary**

Change: **-\$81k, 09-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **4,499 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,798**

Low Sqft:

Ttl Sqft: **2,798**

DOM

88

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **3**

Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Front Yard,Low Maintenance Landscape,Level,Many Trees,Private,Rectangular Lot
Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Lighting,Private Entrance,Private Yard**

Construction:

Stucco

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

ICF Block

Kitchen Appl: **Bar Fridge,Built-In Refrigerator,Dishwasher,Gas Range,Microwave,Range Hood,Tankless Water Heater,Washer/Dryer,Wine Refrigerator**
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Skylight(s),Storage,Sump Pump(s),Tankless Hot Water,Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	7`0" x 7`0"	Dining Room	Main	18`7" x 16`7"
Foyer	Main	9`1" x 8`8"	Kitchen	Main	18`5" x 19`1"
Living Room	Main	18`1" x 14`10"	Mud Room	Main	9`5" x 11`8"
5pc Bathroom	Upper	11`1" x 5`4"	6pc Ensuite bath	Upper	11`1" x 19`4"
Bedroom	Upper	12`11" x 11`8"	Bedroom	Upper	12`10" x 11`8"

Office	Upper	11`2" x 6`3"	Laundry	Upper	10`8" x 6`5"
Bedroom - Primary	Upper	17`7" x 14`8"	Walk-In Closet	Basement	8`8" x 11`1"
3pc Bathroom	Lower	11`2" x 5`3"	Bedroom	Lower	11`2" x 14`2"
Exercise Room	Lower	11`2" x 14`6"	Game Room	Lower	23`11" x 14`1"
Wine Cellar	Lower	8`10" x 7`8"	Furnace/Utility Room	Lower	8`10" x 18`5"
Legal/Tax/Financial					

Title:	Zoning:	
Fee Simple	R-C1	
Legal Desc:	5299T	Remarks

Pub Rmks:	<p>Presenting a remarkable custom-built residence nestled along a tranquil tree-lined boulevard within the esteemed locale of Rosedale, this exceptional home is the epitome of luxury craftsmanship, built by boutique developer, Vesta Ridge Custom Homes. Stunning architecture combined with Maxime Chin's impeccable interior design choices, this residence sets itself apart with unparalleled attention to detail. Emanating elegance at every turn, this bespoke home showcases many premium features including custom cabinetry, intricately fluted millwork, Italian paneling, a striking rod iron staircase, and a meticulously curated selection of lighting fixtures. Boasting numerous upgrades throughout, such as triple pane Lux windows accented with limestone mouldings, hydronic floor heating, on-demand hot water system, engineered hardwood flooring, curbless showers, an ICF foundation, speakers, central air conditioning, level 5 flat painted ceilings, and solid core doors spanning every floor at a substantial 1.75 inches in thickness, this residence exudes opulence and sophistication. Designed for seamless open-concept living, the heart of the home lies within the spectacular chef's kitchen, featuring white oak cabinetry, a gracefully curved island illuminated by LED lights, a premium Miele & Wolf appliance package, honed quartz countertops, a convenient pot filler, a generous 43 inch sink, and a walk-in pantry. Retreat to the luxurious primary bedroom sanctuary adorned with vaulted ceilings, an indulgent ensuite boasting a deep soaker tub, heated floors, and a steam shower, all seamlessly connected to an impressive walk-in closet and adjoining laundry room for added convenience. The lower level offers additional living space, comprising a spacious recreation room complete with a wet bar, a home gym, a wine room, a fourth bedroom, and a guest bathroom. Step outside to the fabulous private backyard oasis, featuring an expansive composite deck, a natural gas line, and meticulously landscaped grounds with an irrigation system in place. Completing this exceptional offering is the triple-car garage accessible via a paved lane, fully insulated, drywalled, and painted. Embrace the epitome of luxurious inner-city living in Rosedale, mere moments away from the esteemed Rosedale School (K-9), Crescent Road, downtown, Kensington, Bow River pathways, and the picturesque Prince's Island Park. Floor plans and a 3D tour are readily available, providing an immersive glimpse into this dream home.</p>
Inclusions:	AC X2 will be added after landscaping is completed, steam generator, water softener
Property Listed By:	CIR REALTY

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

















