



THE
A-TEAM

**RE/MAX
FIRST**

1610 7 Street, Calgary T2M 3H6

MLS®#: **A2099115**

Area: **Rosedale**

Listing **12/31/23**

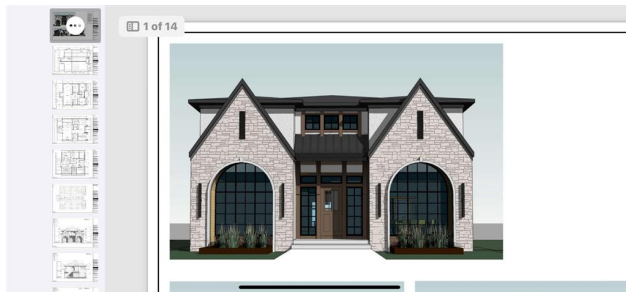
List Price: **\$2,775,000**

Status: **Active**

County: **Calgary**

Change: **-\$24k, 01-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**
Lot Information
Lot Sz Ar: **5,995 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,640**
Low Sqft:
Ttl Sqft: **3,640**

DOM

139
Layout
Beds: **5 (4 1)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Rectangular Lot**
Park Feat: **Alley Access,Triple Garage Detached**
Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor Roughed-In,Fireplace(s),Forced Air,Natural Gas**

Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Brick,Composite Siding,Concrete,Stucco**

Flooring: **Carpet,Ceramic Tile,Hardwood**

Water Source:
Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Built-In Electric Range,Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Washer,Wine Refrigerator**
Int Feat: **Built-in Features,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Stone Counters,Storage,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	Main	16`5" x 11`11"	Breakfast Nook	Main	7`0" x 10`0"
Dining Room	Main	14`0" x 13`0"	Laundry	Upper	10`1" x 6`3"
Game Room	Basement	15`8" x 11`5"	Bedroom - Primary	Upper	17`6" x 13`1"
Bedroom	Upper	11`8" x 12`0"	Bedroom	Basement	13`2" x 12`6"
2pc Bathroom	Main	0`0" x 0`0"	3pc Ensuite bath	Upper	0`0" x 0`0"
5pc Bathroom	Basement	0`0" x 0`0"	5pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	Living Room	Main	18`6" x 20`2"
Mud Room	Main	12`7" x 6`0"	Den	Main	15`4" x 10`0"
Exercise Room	Basement	16`6" x 13`0"	Family Room	Basement	16`0" x 14`5"
Bedroom	Upper	10`6" x 12`0"	Bedroom	Upper	14`5" x 12`6"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

2187V

Remarks

Pub Rmks:

PRESALE OPPORTUNITY IN amazing community of ROSEDALE! BRAND NEW luxurious designer home slated for completion September 2024! Situated on a 50' LOT that with excellent proximity to CRESCENT HEIGHTS RIDGE STUNNING DOWNTOWN VIEWS, River Park and schools. Castlestone Homes Inc home is elegantly designed to seamlessly combine lavish finishes with every modern convenience that includes 4+2 BEDROOMS, A HIGH-END WOLF/SUBZERO APPLIANCE PACKAGE, IN-FLOOR HEATING, BASEMENT GYM and much more! The airy and open floor plan immediately impresses with hardwood flooring, modern lighting fixtures, designer details and an abundance of natural light. Culinary creativity is inspired in the GORGEOUS CHEF'S KITCHEN that perfectly merges beauty with function and features STONE COUNTERTOPS, A GAS COOKTOP, BUILT-IN HIGH-END APPLIANCES including a WOLF RANGETOP and , A MASSIVE BREAKFAST BAR ISLAND and a plethora of storage in either the regular pantry or the BUTLER'S PANTRY. Adjacent to the breakfast nook hosts family meals or gather with guests in the casually elegant formal dining room. The living room invites relaxation in front of the FOCAL FIREPLACE while clear sightlines throughout promote unobstructed conversations. Conveniently located off the entrance the DEN is a privately tucked away work or study space. Ascend the stunning custom staircase to the upper level and retreat to the CALMING PRIMARY SUITE with more than enough room for king-sized furniture, an OPULENT 5-PIECE ENSUITE and EXPANSIVE DUAL CLOSETS SEPARATED BY A HANDY ISLAND. 3 ADDITIONAL BEDROOMS on this level are spacious and bright, expertly designed with added features that include 2 with walk-in closets and 1 with its own private 3-piece ensuite, perfect for teenagers, extended family members or guests. Finished in the same high style as the rest of the home, the FINISHED BASEMENT with IN-FLOOR HEAT is an entertainer's dream! Come together over a friendly game in the rec room or gather in the family room over an engaging movie then grab a snack or refill your drink at the WET BAR. Also on this level is a fantastic GYM, 2 MORE BEDROOMS and a luxurious 5-PIECE BATHROOM. The backyard will have you unwinding or hosting casual barbeques on the large patio & the TRIPLE DETACHED GARAGE. This stunning new home has everything on your wish list plus an UNBEATABLE LOCATION within an extremely family-oriented neighbourhood ROSEDALE and includes great schools, parks, tennis courts, ice rink, dog park, and much more.

Inclusions:
Property Listed By:

N/A
CENTURY 21 BRAVO REALTY

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



