



THE
A-TEAM

**RE/MAX
FIRST**

7 WEXFORD Crescent, Calgary T3H 0G9

MLS® #: **A2100434**

Area: **West Springs**

Listing Date: **01/11/24**

List Price: **\$1,850,000**

Status: **Active**

County: **Calgary**

Change: **-\$45k, 18-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2008**

Lot Information

Lot Sz Ar: **7,976 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,865**

Low Sqft:

Ttl Sqft: **3,865**

DOM

128

Layout

Beds: **5 (4 1)**

Baths: **5.0 (4 2)**

Style: **2 Storey**

Parking

Ttl Park: **6**

Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

Landscaped

Heated Garage,Insulated,Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Stone,Stucco

Flooring:

Carpet,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Bar Fridge,Dishwasher,Disposal,Garage Control(s),Gas Stove,Microwave,Microwave Hood Fan,Range Hood,Refrigerator,Washer/Dryer,Water Softener,Window Coverings,Wine Refrigerator**

Int Feat: **Built-in Features,High Ceilings,Kitchen Island,Soaking Tub**

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	16`2" x 7`1"
Dining Room	Main	14`10" x 12`5"
Breakfast Nook	Main	8`0" x 11`8"
Mud Room	Main	8`7" x 12`8"
Bedroom - Primary	Main	15`11" x 13`11"
Den	Main	11`10" x 13`11"

Room	Level	Dimensions
Living Room	Main	20`9" x 16`3"
Kitchen	Main	19`9" x 22`0"
Office	Main	10`8" x 6`2"
Laundry	Main	11`3" x 5`4"
Walk-In Closet	Main	6`6" x 13`11"
6pc Ensuite bath	Main	

2pc Bathroom
Bedroom
Bonus Room
3pc Ensuite bath
Other
Bedroom
Storage
4pc Ensuite bath

Main
Second
Second
Second
Basement
Basement
Basement
Basement

16`4" x 11`11"
18`1" x 15`11"

9`7" x 5`8"
14`3" x 13`3"
17`0" x 11`7"

Bedroom
Bedroom
5pc Bathroom
Game Room
Media Room
Exercise Room
Furnace/Utility Room
2pc Bathroom

Second
Second
Second
Basement
Basement
Basement
Basement
Basement

15`11" x 14`8"
12`2" x 14`0"

24`11" x 29`4"
14`8" x 11`3"
11`7" x 12`8"
9`4" x 13`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0712766

Zoning:
R-1

Remarks

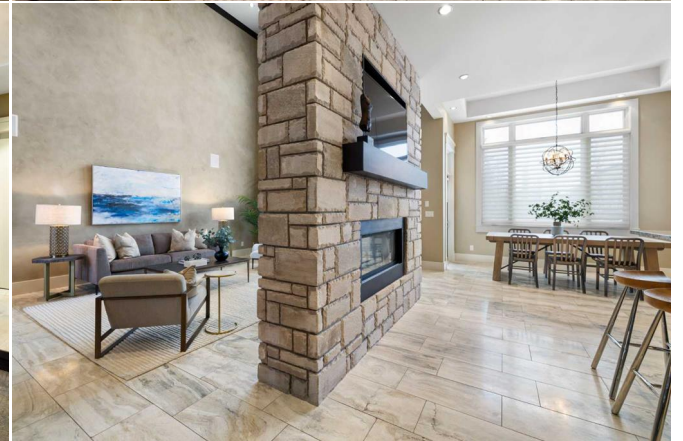
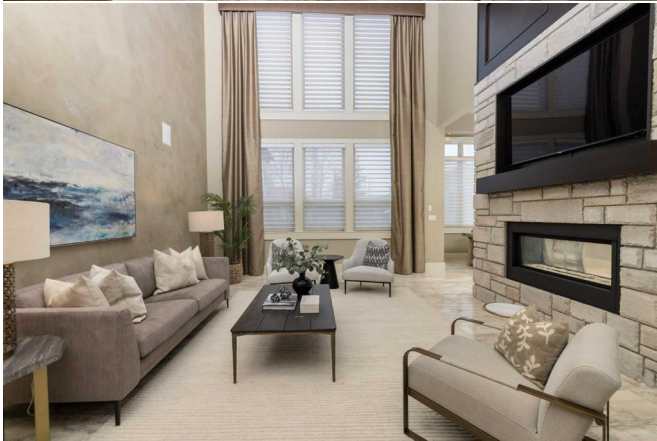
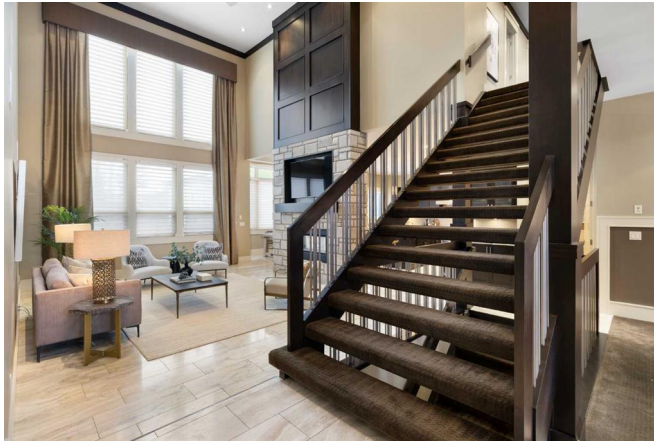
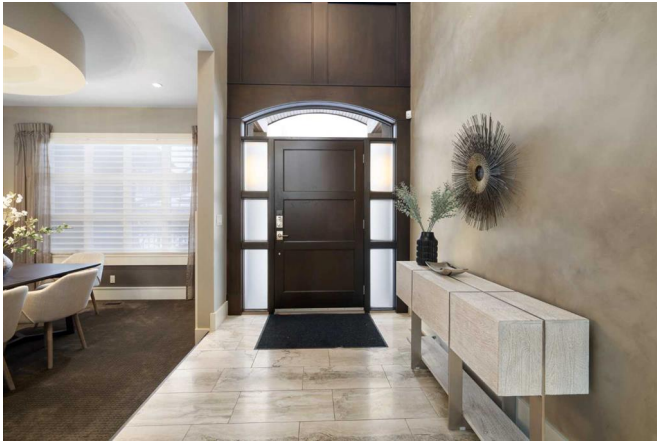
Pub Rmks:

Indulge in the epitome of luxurious living with this executive custom residence nestled on a serene crescent in Wexford Estates built by Elegant Homes. Boasting an impressive 6106 sq ft of meticulous craftsmanship, this home seamlessly blends timeless elegance with contemporary sophistication, ensuring a residence that caters to the most discerning buyers. As you approach, the fabulous curb appeal sets the tone for what lies within. Grandeur emanates from vaulted and 10' ceilings, creating an open ambiance that effortlessly integrates main living areas, perfect for both entertaining and quality family time. Expansive windows flood the space with natural light, enhancing the already spacious feel and providing an ideal atmosphere for relaxation. This residence features 5 bedrooms and 6 bathrooms, complemented by a south-facing rear yard, proximity to premier public and private schools, and a swift 20-minute commute to Downtown. Enter through gleaming limestone floors and extensive woodwork, offering an inviting view of the open foyer and great room. The main floor office, with a walk-in closet, doubles as a bright and inviting work space or a potential 6th bedroom. The gourmet kitchen, adorned with a natural stone see-thru ribbon burner fireplace, is a chef's dream with Wolf gas range, double ovens, two wine coolers, granite counters, limestone flooring, and a stone fireplace. A large pantry, front dining room, dry bar, and wine fridges complete the perfect setting for entertaining. The main floor primary suite is a private sanctuary featuring a spacious bedroom with a cascading chandelier, a double-sided fireplace leading to the luxurious ensuite with a deep soaker tub, large shower, and a generous walk-in closet that creates a spa-like experience. A kids' study off the laundry room with custom lockers and ample storage adds functionality. Ascend the extra-wide open riser staircase to the upper floor, where three generously sized bedrooms, one with a full ensuite, and a sunken bonus room with vaulted ceiling and full wall built-ins provide comfort and privacy. The walk-in linen closet offers additional storage. The professionally developed lower level mirrors the same craftsmanship, offering a large open recreation room with a gas fireplace, a dedicated soundproofed cinema room hidden behind bookcases, a great gym, a full wet bar with beverage fridge, a powder room, spacious guest quarters with a full ensuite and walk-in closet, plus a huge storage room. Additional features include central A/C, 8-foot solid core doors, an aggregate drive and walkways, and an oversized triple heated garage that can accommodate lifts. Situated on the west side of the city, this residence offers close proximity to Canada Olympic Park, the new Calgary Farmers Market, Winsport National Sport School, West Ridge and West Springs Schools, great shopping, services, restaurants, and cafes. With no land transfer tax, speculation tax, or sales tax in Alberta.

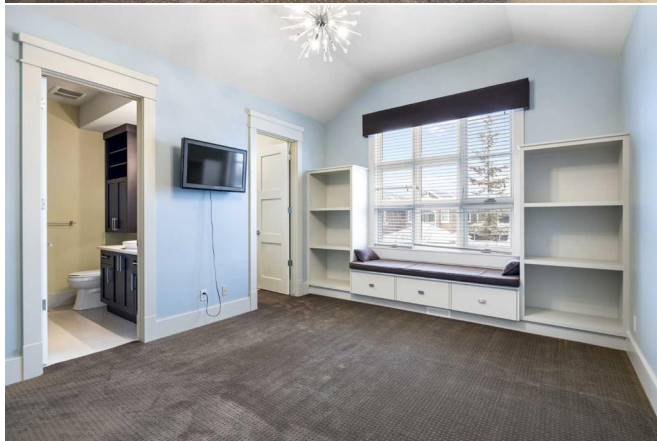
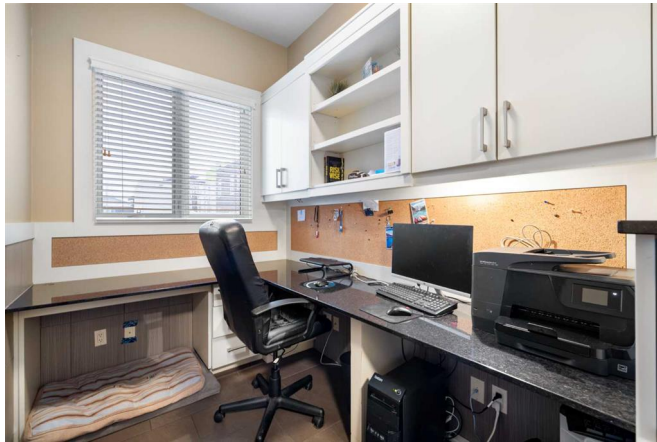
Inclusions:
Property Listed By:

N/A
Royal LePage Benchmark

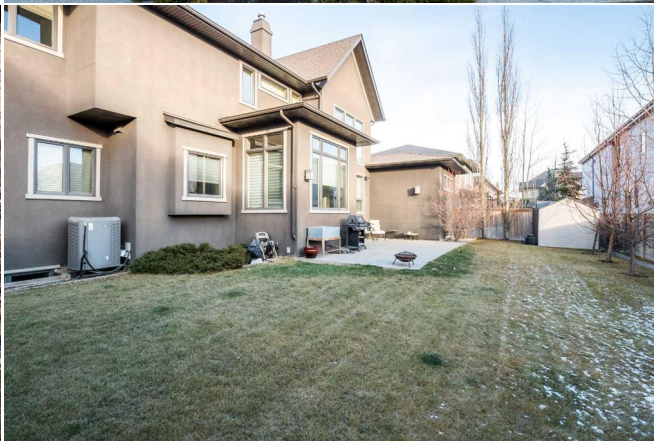
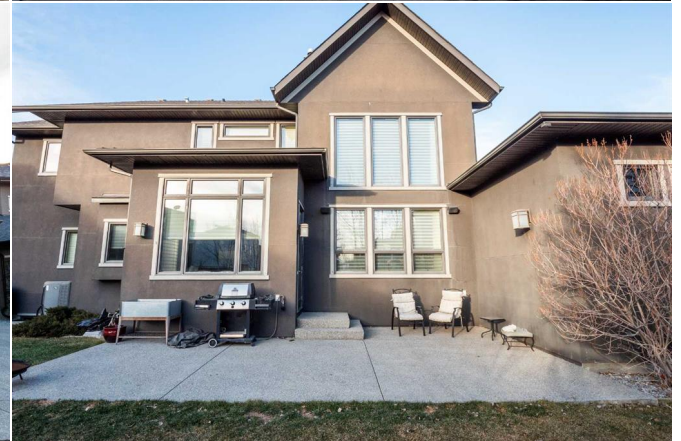
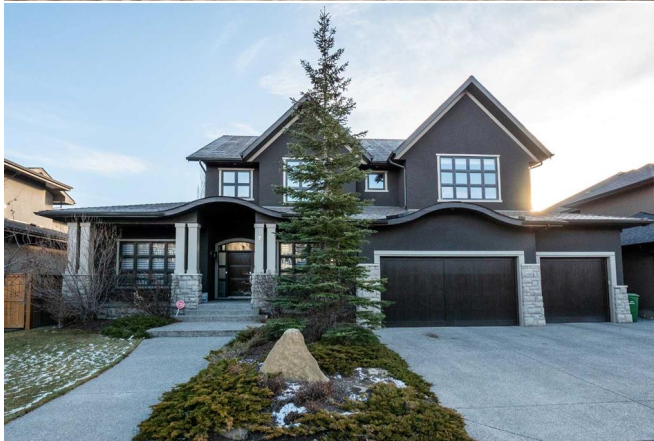
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













7 Wexford Crescent SW, Calgary, AB
Main Building, Total Exterior Area Above Grade 3365.34 sq ft



0 5 10
Main Floor
Exterior Area 3365.34 sq ft
2nd Floor
Exterior Area 1475.23 sq ft
Basement (Below Grade)
Exterior Area 2246.59 sq ft
PREPARED: 2024/01/11
B|G|U|D|E

While regions are included from total floor area in GMLD floor plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification.