



THE
A-TEAM

**RE/MAX
FIRST**

617 ROYAL Avenue, Calgary T2S 0G1

MLS®#: **A2101373**

Area: **Cliff Bungalow**

Listing Date: **03/25/24**

List Price: **\$1,695,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Calgary

Year Built:

2024

Lot Information

Lot Sz Ar:

2,906 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area

Abv Sqft:

2,510

Low Sqft:

Ttl Sqft:

2,510

DOM

55

Layout

Beds:

4 (3 1)

Baths:

4.5 (4 1)

Style:

3 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

**Back Lane,Front Yard,Low Maintenance Landscape,Level,Rectangular Lot
Double Garage Detached,Heated Garage,Insulated**

Utilities and Features

Roof: **Asphalt Shingle,Flat,Membrane**

Heating: **In Floor,Fireplace(s),Radiant**

Sewer:

Ext Feat: **Balcony,Private Entrance,Private Yard**

Construction:

Brick,Cement Fiber Board,Stucco

Flooring:

Carpet,Ceramic Tile,Cork,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer**

Int Feat: **Bookcases,Built-in Features,Chandelier,Closet Organizers,Double Vanity,Elevator,Kitchen Island,Open Floorplan,Quartz Counters,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 4`9"
4pc Bathroom	Second	8`7" x 6`5"
4pc Bathroom	Lower	8`5" x 7`1"
Bedroom	Second	14`0" x 11`0"
Bedroom	Lower	13`1" x 9`8"
Dining Room	Main	13`3" x 9`0"
Game Room	Lower	19`2" x 13`2"

Room	Level	Dimensions
3pc Ensuite bath	Second	8`4" x 5`5"
5pc Ensuite bath	Third	13`4" x 10`0"
Bedroom - Primary	Third	17`3" x 13`3"
Bedroom	Second	14`0" x 10`3"
Kitchen	Main	13`2" x 17`5"
Living Room	Main	13`2" x 15`6"
Exercise Room	Lower	19`1" x 10`10"

Laundry	Second	8`11" x 5`6"	Bonus Room Legal/Tax/Financial	Second	13`3" x 12`6"
Title: Fee Simple Legal Desc:		Zoning: M-CG d72			
	2112AC		Remarks		
Pub Rmks:	619 Royal Avenue next door already SOLD! Discover unparalleled luxury at 617 Royal Avenue SW located in the sought after community of CLIFF BUNGALOW. This BRAND NEW 3-storey semi-detached infill built by TimberWolff and designed by Rochelle Cote offers over 3500 sq ft of living space with 4 bedrooms, 4.5 bathrooms, a third floor PRIMARY RETREAT and a PRIVATE ELEVATOR. The 10 ft ceilings on the main level encompass a bright living room showcasing a tiled feature wall with gas fireplace and custom millwork flanked on either side. This leads you to the heart of the home which is the impeccably designed kitchen featuring a large waterfall kitchen island with seating for 5 and a high end Fisher & Paykel S/S appliance package with undercabinet lighting. The adjoining dining area has ample room for family gatherings and SOUTH FACING sliding glass doors that lead to a large elevated patio. The second floor boasts two spacious bedrooms, both with WALK-IN-CLOSETS, one with it's own ENSUITE bathroom, a second 4 piece bath, a large laundry room with sink and ample storage and a flex/home office space. The primary bedroom commands the entire third level offering an exclusive private SANCTUARY. Greeted with your own coffee bar on the way up and a private balcony to enjoy your morning coffee. The spa inspired ensuite has an oversized glass enclosed walk-in shower with bench, heated floors, dual vanity, stand alone tub and walk-in-closet. The lower level offers extra large basement windows, an inviting rec room with a fully equipped wet bar, a 4th bedroom, full bathroom and a gym. Further features include lower level in-floor hydronic heating, air conditioning, reverse-osmosis, heated tile floors on upper levels in all bathrooms and laundry room, 2 zone furnace, central vac and a heated double detached garage including a floor drain, sink and cabinetry. Easy access to restaurants, services, amenities, schools as well as the Elbow River pathway system. *Photos from unit next door (619 Royal Avenue, similar finishings)				
Inclusions: Property Listed By:	Security System CIR Realty				

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













