



THE
A-TEAM

**RE/MAX
FIRST**

5335 84 Street, Calgary T3J 4A9

MLS® #: **A2101729**

Area: **NONE**

Listing Date: **01/15/24**

List Price: **\$4,945,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Calgary

Year Built:

1994

Lot Information

Lot Sz Ar:

1,004,058 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,499

Low Sqft:

Ttl Sqft:

1,499

DOM

125

Layout

Beds:

6 (3 3)

Baths:

4.0 (4 0)

Style:

**Acreage with
Residence,Bi-Level**

Parking

Ttl Park:

0

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Irregular Lot,Views

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard,Storage**

Construction:

Stucco,Wood Frame

Flooring:

Carpet,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Range,Microwave,Range Hood,Refrigerator,Washer

Int Feat:

Open Floorplan

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Family Room	Main	16`3" x 16`11"
Bedroom	Main	10`10" x 10`0"
3pc Ensuite bath	Main	5`0" x 8`2"
Kitchen	Main	14`0" x 13`4"
Office	Main	9`7" x 13`9"
Bedroom	Basement	13`4" x 13`5"
Bedroom	Basement	10`10" x 12`3"
4pc Ensuite bath	Basement	4`9" x 9`7"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	10`10" x 8`2"
Bedroom - Primary	Main	14`2" x 13`1"
4pc Bathroom	Main	8`9" x 5`1"
Dining Room	Main	14`0" x 10`9"
Game Room	Basement	18`3" x 21`5"
Bedroom	Basement	13`9" x 11`7"
4pc Bathroom	Basement	8`0" x 5`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9412139

Zoning:
S-FUD

Remarks

Pub Rmks:

23.05+/- ACRES FUTURE DEVELOPMENT LAND WITH A BI-LEVEL ON THE PARCEL BESIDE THE NEW COMMUNITY OF HOMESTEAD! WITHIN CALGARY CITY LIMITS!!! CLOSE TO HIGHWAY 1 AND STONEY TRAIL! Bi-Level Home offering over 2600 SQ FT of living space with WALK-OUT BASEMENT! FANTASTIC INVESTMENT PROPERTY FOR DEVELOPERS/INVESTORS! This property is also great for those who want to live the country life while enjoying the facilities and amenities of the city of Calgary (due to its easy access to Stoney Trail and McKnight Blvd)! AMAZING POTENTIAL with this parcel! Property is currently tenant occupied and generating rent! GREAT VALUE! GREAT OPPORTUNITY!

Inclusions:
Property Listed By:

N/A
Real Broker

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









