



THE
A-TEAM

**RE/MAX
FIRST**

1812 20 Avenue, Calgary T2M 1H3

MLS®#: **A2106293** Area: **Capitol Hill** Listing Date: **02/08/24** List Price: **\$1,899,999**
 Status: **Active** County: **Calgary** Change: **-\$188k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **5,995 sqft**
 Lot Shape: **50' x 120'**

Finished Floor Area

Abv Sqft: **3,235**
 Low Sqft:
 Ttl Sqft: **3,235**

DOM

317
Layout
 Beds: **4 (4)**
 Baths: **4.0 (3 2)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane, City Lot, Front Yard, Lawn, Landscaped, Rectangular Lot**
 Park Feat: **Double Garage Attached, Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor, Fireplace(s), Forced Air, Natural Gas, See Remarks**
 Sewer:
 Ext Feat: **Balcony, Courtyard, Lighting, Private Entrance**

Construction: **Concrete, Stone, Stucco, Wood Frame**
 Flooring: **Carpet, Hardwood, Laminate, Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Convection Oven, Dishwasher, Garage Control(s), Gas Stove, Oven-Built-In, Range Hood, Refrigerator**
 Int Feat: **Beamed Ceilings, Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, See Remarks, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	11`2" x 14`5"
Foyer	Main	9`11" x 10`9"
Living Room	Main	16`11" x 14`10"
Bedroom - Primary	Upper	15`11" x 12`6"
Bedroom	Upper	12`10" x 9`11"
Bedroom	Upper	13`1" x 11`4"

Room	Level	Dimensions
Family Room	Main	26`8" x 14`4"
Kitchen	Main	19`1" x 10`11"
2pc Bathroom	Main	5`4" x 5`3"
Walk-In Closet	Upper	11`4" x 6`3"
Bedroom	Upper	12`5" x 12`7"
Family Room	Upper	15`6" x 19`3"

3pc Bathroom
5pc Bathroom
Furnace/Utility Room

Upper
Upper
Lower

4`0" x 7`10"
12`4" x 11`3"
11`2" x 9`4"

4pc Bathroom
Game Room
2pc Bathroom

Upper
Lower
Lower

8`8" x 4`11"
15`4" x 14`0"
8`10" x 3`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2864AF

Zoning:
R-CG

Remarks

Pub Rmks:

Recent winner of the prestigious BILD and CHBA awards. Don't miss this one of a kind awarding winning Masterpiece. This stunning 4 bedroom, 3 Full plus 2 half bath home by Calgreen Homes has been meticulously designed; Heart and Soul was poured into this project as is evident in the level of craftsmanship and detail over the 18 months it took to complete. As you step through the grand entrance of this work of art, you are immediately captivated by the open entryway boasting warm hardwood floors showcased in a Herringbone pattern that sets the tone for the opulence within. The sunken living room immediately to your right entices you to sit and relax while enjoying your cozy, yet modern designed fireplace that invites warmth and elegance into the space. The high-end architecture features continues its level of detail and craftsmanship with a warm cedar panel ceiling and exposed beams that leads from the dining area into the kitchen. A sleek glass showcase stairwell features seamless glass panels, providing an open and modern aesthetic. Warm undermount LED lighting illuminates the stairs and railing, creating an inviting ambiance with a touch of contemporary elegance. The open concept main floor plan seamlessly connects the living and dining areas that continue to your elegant kitchen. A rare European imported porcelain tile panel in fossil pattern opposite the dining area grabs your attention at every angle. Indulge in culinary excellence with the kitchen island as its centerpiece, surrounded by a top-tier JennAir cooking and refrigeration package. Infloor heating was integrated into the existing tile surrounding the kitchen and living area, complemented by triple-paned large windows & sliding doors, maximizing natural light to enhance overall efficiency and comfort. Completing the main floor, a 2nd Family Room with a 2nd Showcase Fireplace, a mud room lined with custom built storage, a stunning half bath and a rare ATTACHED double garage. The Upper Level continues the impeccable modern design with 4 bedrooms. The spa inspired ensuite in the Owners Retreat shouts peace and tranquility with a pragmatic theme highlighted by His & Her sinks, a grand walk in closet with LED undermount lighting, steam shower and deep soaker tub. A rare gem in this home lies in the form of the private 4th bedroom, nestled in its own wing, only accessible from the second level balcony, yet seamlessly attached to the home, complete with its own ensuite. The finished lower features an inviting space where your family and guests can enjoy movies or sports nights together complimented by a full wet bar and the second half bath. Indulge in the charm of the private front courtyard, an ideal space for leisurely gatherings with guests. This residence redefines luxury living, offering an unmatched fusion of sophistication and thoughtful design. A true example of architectural brilliance and thoughtful design, where every detail harmonizes to create a truly extraordinary living experience.

Inclusions:
Property Listed By:

N/A
The Agency Calgary

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











