



THE
A-TEAM

**RE/MAX
FIRST**

1922 8 Avenue, Calgary T2G 0N6

MLS® #: **A2106845**

Area: **Inglewood**

Listing Date: **02/09/24**

List Price: **\$1,299,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,261 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,216**

Low Sqft:

Ttl Sqft: **2,216**

DOM

101

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Private**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,In Floor Roughed-In,Forced Air**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

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

Kitchen Appl: **Built-In Refrigerator,Dishwasher,Dryer,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Washer**
Int Feat: **Built-in Features,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Storage,Walk-In Closet(s),Wet Bar,Wired for Sound**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	9`9" x 5`7"	Living Room	Main	15`6" x 13`7"
Den	Main	10`9" x 9`8"	Furnace/Utility Room	Main	5`6" x 5`1"
2pc Bathroom	Main	5`2" x 5`1"	Kitchen	Main	23`6" x 8`8"
Dining Room	Main	7`9" x 10`4"	Mud Room	Main	6`10" x 5`7"
Bedroom - Primary	Second	16`6" x 15`7"	5pc Ensuite bath	Second	12`10" x 9`9"
Walk-In Closet	Second	7`7" x 5`8"	Walk-In Closet	Second	4`10" x 5`7"
Laundry	Second	6`0" x 9`9"	Bedroom	Second	13`0" x 9`9"
3pc Bathroom	Second	8`9" x 5`8"	Bedroom	Second	11`0" x 14`2"
Game Room	Basement	21`8" x 14`2"	Storage	Basement	6`0" x 4`2"
Exercise Room	Basement	9`9" x 5`8"	3pc Bathroom	Basement	7`6" x 5`8"
Bedroom	Basement	14`6" x 11`10"			

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R-C2
Legal Desc:	3577P

Remarks

Pub Rmks:	<p>Luxury pre-sale on the coveted street of Inglewood, NYC Inspired! This is a fantastic opportunity to own a brand new home and select finishes to your taste. A unique design with a well-thought-out floor plan built by Jerry Homes. Upon entry, you're greeted by a spacious foyer and a 10ft ceiling throughout the main floor, leading into the office/den that features custom wainscoting and showcases an ample amount of natural sunlight from the large windows. The stunning kitchen features a massive 12ft island with a waterfall. Fisher & Paykel premium built-in appliances, gold, black handles and faucets, white cabinetry and under-cabinet lighting with quartz countertops and backsplash. Custom multiple-tier gas fireplace in the great room and mudroom with beautiful Italian-made checkered floor tiles. The upper floor includes a 9ft ceiling, a massive primary bedroom with a remarkable 5-piece ensuite featuring in-floor heat, Italian-made checkered floor tiles and two large walk-in closets. Two additional great size bedrooms, a 3-piece bath and a laundry room. The fully finished basement features in-floor heat rough-in, a massive rec room, a wet bar, a fourth bedroom, and a 3-piece bath, office or gym. Other features include rough-ins for A/C ceiling speakers, alarm systems, exterior cameras and options to select more upgrades. Close to school, parks, trendy restaurants, and bars. Quiet, but just minutes away from all the Inglewood fun.</p> <p>*Pictures are from the builder's recent project with similar finishes* Call Today!</p>
Inclusions:	N/A
Property Listed By:	Real Broker

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







