



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**225 10 Street, Calgary T2E 4L9**

MLS®#: **A2107113**

Area: **Bridgeland/Riverside**

Listing Date: **02/10/24**

List Price: **\$999,900**

Status: **Active**

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:

**2,425 sqft**

Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area

Abv Sqft:

**1,995**

Low Sqft:

Ttl Sqft:

**1,995**

DOM

**99**

Layout

Beds:

**4 (3 1 )**

Baths:

**4.5 (4 1)**

Style:

**3 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **In Floor,In Floor Roughed-In,Fireplace(s),Forced Air**

Sewer:

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

Construction:

**Concrete,Stucco,Wood Frame,Wood Siding**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Bar Fridge,Dishwasher,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator**

Int Feat:

**Built-in Features,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	11`7" x 10`1"
Kitchen	Main	13`1" x 15`3"
Mud Room	Main	5`4" x 11`2"
Walk-In Closet	Second	5`3" x 4`0"
Bedroom - Primary	Second	10`11" x 13`8"
Walk-In Closet	Second	7`8" x 9`0"
3pc Bathroom	Third	7`8" x 4`11"
Balcony	Third	13`2" x 6`0"
3pc Bathroom	Basement	4`11" x 8`2"
Foyer	Main	5`7" x 4`6"

Room	Level	Dimensions
2pc Bathroom	Main	5`2" x 4`10"
Living Room	Main	11`0" x 12`7"
Bedroom - Primary	Second	11`7" x 15`9"
3pc Ensuite bath	Second	7`0" x 10`6"
5pc Ensuite bath	Second	7`6" x 13`8"
Bedroom	Third	12`11" x 11`9"
Loft	Third	12`11" x 10`11"
Bedroom	Basement	10`6" x 11`2"
Game Room	Basement	16`1" x 14`3"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**DC**

**2965X**

Remarks

Pub Rmks:

**Luxury pre-sale on one of the most coveted streets of Bridgeland! This is a fantastic opportunity to own a brand-new home. A unique three-story modern farmhouse with a well-thought-out floor plan, west-facing backyard, and over 2,638 total square feet built by Green Cedar Homes. Upon entry, you're greeted by a spacious foyer leading into the dining area with custom wall panelling and showcasing ample natural sunlight from the large windows. The stunning kitchen features a quartz countertop, a centre kitchen island, a gloss white subway slab backsplash, and S/S appliances. There are tons of built-ins throughout the house, shiplap wall panels on all stairs tall walls, and the primary bedroom, living room, and loft bonus room feature shiplap wall panels. Black handles and faucets, fireplace in the great room with stone surround and mudroom with beautiful Matte white tiled floor. The second level includes a 9' ceiling, a massive primary bedroom with a remarkable five-piece ensuite, dual vanity, a custom shower, and a large walk-in closet—another great primary bedroom with a three-piece ensuite bath, and a walk-in-closet. The laundry room is conveniently located on the second level, with a sink and lots of storage. Heading up to the third level, you'll find a massive entertaining area/Bonus room, wet bar, three-piece bath, another great size bedroom, and a large balcony looking over beautiful views of downtown and the city. The fully finished basement features a rec room, wet bar, another bedroom, and a three-piece bath. This house offers additional upgrades such as rough-ins for the central vac, built-in speakers, and in-floor heat in the basement. This home is conveniently located just minutes from Downtown, Off-leash Park, Calgary Zoo, Bow River, Telus Spark Science Centre, Playground, Schools, Memorial Station, and all the trendy shops and restaurants of Bridgeland. Call today to book a private viewing.**

Inclusions:  
Property Listed By:

**N/A**  
**Real Broker**

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







