



THE
A-TEAM

**RE/MAX
FIRST**

419 7A Street, Calgary T2E 4G1

MLS® #: **A2107254**

Area: **Bridgeland/Riverside**

Listing Date: **02/12/24**

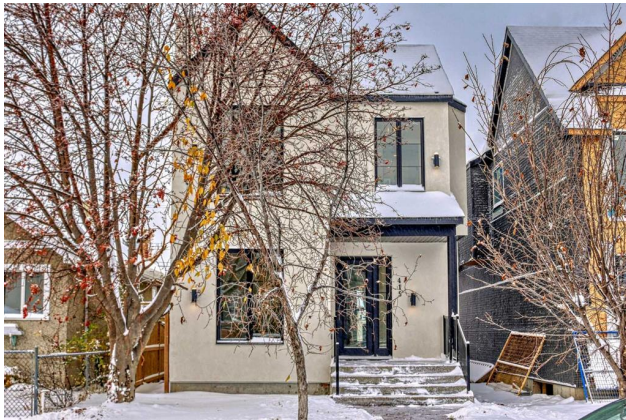
List Price: **\$1,299,900**

Status: **Pending**

County: **Calgary**

Change: **-\$25k, 05-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**
Lot Information
Lot Sz Ar: **4,897 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,151**
Low Sqft:
Ttl Sqft: **2,151**

DOM

97
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,Creek/River/Stream/Pond,Landscaped,Level,Rectangular Lot,See Remarks**
Park Feat: **Alley Access,Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **See Remarks**
Int Feat: **Bar,Breakfast Bar,Built-in Features,Double Vanity,Kitchen Island,Pantry,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`2" x 20`6"
Living Room	Main	14`0" x 13`0"
Game Room	Basement	13`1" x 15`5"
Laundry	Upper	5`8" x 6`6"
Bedroom	Upper	10`2" x 12`0"
Bedroom	Basement	11`6" x 13`8"
4pc Bathroom	Upper	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Main	8`6" x 16`7"
Bonus Room	Main	11`8" x 10`0"
Media Room	Basement	17`8" x 15`7"
Bedroom - Primary	Upper	12`10" x 14`11"
Bedroom	Upper	10`2" x 12`0"
2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"

5pc Ensuite bath	Upper	0`0" x 0`0"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R-C2	
Legal Desc:	4647V		Remarks
Pub Rmks:	Willow Haven Designer Homes is proud to present a brand new modern farmhouse designed home on a rare wide lot in the middle of a beautiful tree lined street in desirable Bridgeland. Truly a rare inner city gem as lots this size have rarely ever been offered before. The home is flooded with natural light from the west facing rear yard exposure and over sized windows. The main floor is thoughtfully designed with a dining room, living room with gas fireplace, built-ins and of course the chefs kitchen with an Oversized island with quartz counters, custom cabinets with matching integrated appliances. Main floor also features an office space perfect for work at home days. Functional and beautiful. Upstairs has a full 4 pc washroom, laundry room with sink, 3 large bedrooms including the master with its custom designed walk in closet, spa inspired ensuite with free standing tub, dual vanity, separate water closet and walk in shower. The home is fully finished with a stunningly large basement with bonus area under the deck, a 4th bedroom downstairs, rec area with wet bar and 4 pc full washroom plus a gym. Rarely can you find such a stunningly designed home and on a lot that gives you a larger home and a functional yard and garage space. Just steps away from countless amenities including Una Pizza, Village Ice Cream, Blush Lane, Bridgeland market, Starbucks and much more		
Inclusions:	Appliance Package		
Property Listed By:	eXp Realty		

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

