



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2218 22 Avenue, Calgary T2T 0S7**

MLS®#: **A2109141**

Area: **Richmond**

Listing Date: **02/26/24**

List Price: **\$1,478,000**

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:

**2,750 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**2,463**

Low Sqft:

Ttl Sqft:

**2,463**

DOM

**83**

Layout

Beds:

**4 (3 1 )**

Baths:

**4.5 (4 1)**

Style:

**3 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Landscaped,Rectangular Lot**

**Alley Access,Double Garage Detached,Garage Door Opener,Off Street**

Utilities and Features

Roof: **Flat Torch Membrane,Asphalt Shingle,Metal**

Heating: **Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **Lighting,Private Yard**

Construction:

**Brick,Stucco,Wood Frame**

Flooring:

**Carpet,Hardwood,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Bar Fridge,Built-In Freezer,Built-In Gas Range,Built-In Refrigerator,Dishwasher,Garage Control(s),Microwave,Range Hood**

Int Feat:

**Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Soaking Tub,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>15`7" x 13`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`7" x 13`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`6" x 14`4"</b>
<b>Laundry</b>	<b>Upper</b>	<b>9`1" x 5`7"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 12`3"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>8`8" x 9`8"</b>
<b>Bonus Room</b>	<b>Third</b>	<b>19`1" x 9`11"</b>
<b>Balcony</b>	<b>Third</b>	<b>6`3" x 15`0"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>11`4" x 13`7"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Foyer</b>	<b>Main</b>	<b>7`7" x 7`0"</b>
<b>Mud Room</b>	<b>Main</b>	<b>6`9" x 5`4"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 5`4"</b>
<b>Office</b>	<b>Upper</b>	<b>9`9" x 7`5"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`6" x 11`6"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>5`0" x 9`8"</b>
<b>Bedroom - Primary</b>	<b>Third</b>	<b>14`0" x 13`4"</b>
<b>5pc Ensuite bath</b>	<b>Third</b>	<b>12`7" x 9`9"</b>
<b>Game Room</b>	<b>Lower</b>	<b>8`8" x 13`5"</b>

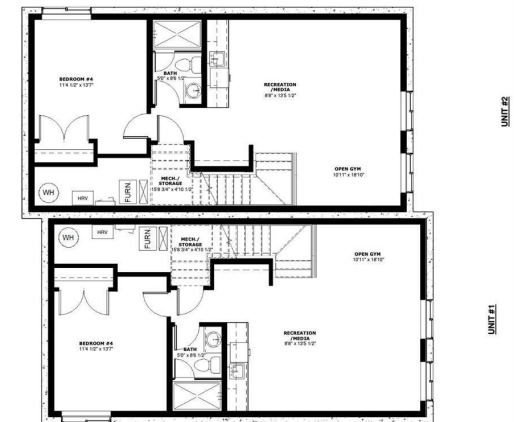
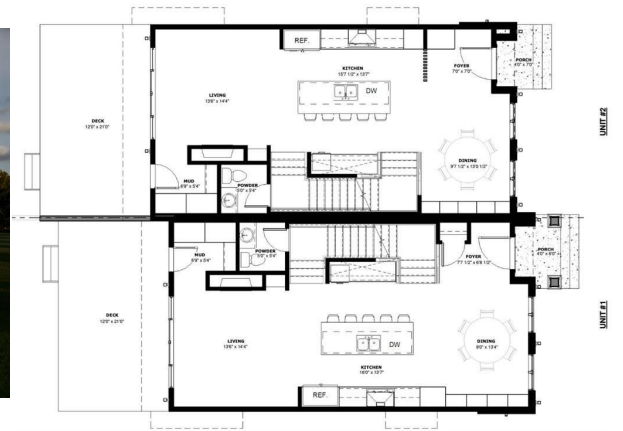
Exercise Room	Lower	10`11" x 19`0"	3pc Bathroom	Lower	5`0" x 8`6"
Furnace/Utility Room	Lower	15`8" x 4`10"	Legal/Tax/Financial		

Title:	Zoning:				
Fee Simple	RC-2				
Legal Desc:	5140AG	Remarks			

Pub Rmks:	<p><b>Arriving Spring 2024, behold an exquisite executive haven nestled within Richmond's urban landscape - a resplendent tri-level New York Brownstone, poised majestically on a tranquil avenue adorned with verdant vistas. Spanning over 3200 square feet of opulent living space, this bespoke residence boasts 4 bedrooms and 4.5 baths, meticulously crafted with the finest materials and artisanal touches. Indulge in a symphony of luxury as you step into the grandeur of this abode, where every detail exudes sophistication. Lavish features abound, from the resplendent engineered hardwood floors to the lofty ceilings that crown each room. Custom cabinetry adorns the interiors, complemented by graceful lighting fixtures and expansive windows that flood the space with natural light. The ground floor beckons with an open-concept layout, beginning with a gracious foyer that leads seamlessly into the dining area, replete with bespoke built-in cabinetry. The chef's kitchen is a culinary masterpiece, boasting built-in appliances, a gas range, a sprawling 10-foot island, and a charming breakfast bar complete with a built-in fridge. Adjoining this culinary haven is the airy living room, where a gas-tiled fireplace takes center stage, flanked by bespoke shelving and bi-parting patio doors that blur the boundaries between indoor and outdoor living. Ascend to the second level, where luxury awaits at every turn. A glass-walled office space sets the tone for productivity, while a sumptuous bedroom with a walk-in closet offers sanctuary. The pièce de résistance awaits in the first of two primary suites, featuring a palatial walk-in closet, a decadent 5-piece ensuite with dual vanities, a freestanding soaker tub, and a bespoke shower. Completing this level is a convenient laundry room and a full 4-piece bathroom, each appointed with the finest fixtures and finishes. Venture to the pinnacle of refinement on the third level - a true primary retreat unlike any other. Ascend to the bonus room, replete with a wet bar for indulgent evenings of relaxation. Beyond lies the primary oasis, boasting a gas fireplace, his and her walk-in closets with a luxurious makeup counter, and a spa-like 5-piece ensuite adorned with dual vanities, a freestanding soaker tub, and a custom steam shower. Step out onto the dura-deck balcony, where panoramic views await, ensuring unparalleled privacy and serenity. The lower level beckons with additional allure, offering a haven for relaxation and recreation. Discover another bedroom, a full 3-piece bathroom with a bespoke shower, and an expansive rec/media area ideal for entertaining. A well-appointed wet bar awaits for refreshments, while a dedicated gym room promises invigorating workouts. With the opportunity to customize finishes to your exacting standards, this masterpiece awaits your personal touch - a sanctuary of unparalleled luxury, destined to elevate the art of living to new heights.</b></p>
Inclusions:	N/A
Property Listed By:	Century 21 Bamber Realty LTD.

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

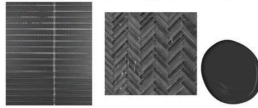






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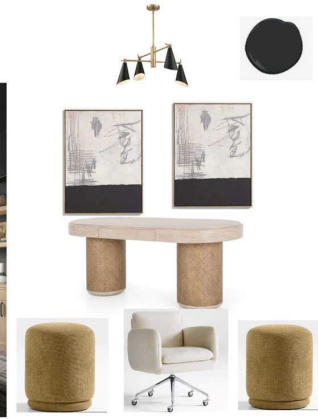
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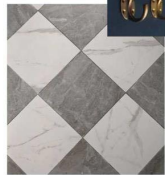
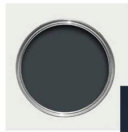
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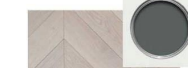
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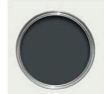
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