



THE
A-TEAM

**RE/MAX
FIRST**

4722 21A Street, Calgary T2T5T6

MLS®#: **A2111423**

Area: **Garrison Woods**

Listing Date: **02/29/24**

List Price: **\$1,299,000**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 14-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2010**

Lot Information

Lot Sz Ar: **3,627 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,338**
Low Sqft:
Ttl Sqft: **2,338**

DOM

80
Layout
Beds: **6 (4 2)**
Baths: **4.0 (3 2)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Level,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Garage Control(s),Garburator,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**

Int Feat: **Double Vanity,Granite Counters,High Ceilings,Open Floorplan,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`2" x 15`2"
Dining Room	Main	16`2" x 18`5"
Kitchen	Main	11`7" x 15`8"
Game Room	Basement	13`11" x 15`9"
Bedroom	Second	10`7" x 11`0"
Bedroom - Primary	Second	11`9" x 15`3"

Room	Level	Dimensions
Mud Room	Main	5`11" x 14`1"
Office	Main	11`0" x 9`5"
Family Room	Basement	17`0" x 14`11"
Bedroom	Second	9`10" x 12`9"
Bedroom	Second	10`8" x 10`11"
Bedroom	Basement	11`7" x 10`6"

Bedroom	Basement	8`4" x 11`5"	Laundry	Second	5`8" x 9`11"
Walk-In Closet	Second	8`0" x 6`7"	Walk-In Closet	Second	5`4" x 9`7"
Storage	Basement	4`1" x 8`0"	Furnace/Utility Room	Basement	4`9" x 10`0"
2pc Bathroom	Main	5`10" x 5`1"	1pc Bathroom	Main	2`6" x 3`0"
5pc Bathroom	Second	5`8" x 7`11"	6pc Ensuite bath	Second	7`5" x 15`1"
4pc Bathroom	Basement	4`11" x 9`1"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-C2**
Legal Desc: **1012276**

Remarks

Pub Rmks: **WELCOME TO LUXURY LIVING IN THE HEART OF GARRISON WOODS! This STUNNING EXECUTIVE 6-BEDROOM, AIR CONDITIONED, 2-STOREY HOME with DOUBLE DETACHED GARAGE boasts over 3400 sq ft of DEVELOPED LIVING SPACE, ideal for those with a taste for elegance and comfort. As you step into the front entry, you are greeted by HIGH CEILINGS and an abundance of natural light that accentuates the BRIGHT AND SPACIOUS OPEN CONCEPT DESIGN. The GOURMET KITCHEN is a chef's dream, featuring UPGRADED STAINLESS STEEL APPLIANCES, GRANITE COUNTERTOPS, a BUILT-IN OVEN, MICROWAVE, and even a THERMADOR COFFEE MACHINE for your morning brew. The main floor offers a seamless flow with a SPACIOUS FRONT OFFICE, LARGE DINING ROOM, and COZY LIVING ROOM complete with a fireplace, perfect for relaxing evenings. The space is elegantly finished with hardwood flooring and beautifully crafted CURVED STAIRCASES that add a touch of sophistication to the home. Pet lovers will appreciate the PET SHOWER conveniently located at the back entrance. Upstairs, you'll find 4 bedrooms, 5 piece main bathroom, a convenient laundry room, and a spacious primary bedroom that includes HIS AND HERS WALK-IN CLOSETS, and a LUXURIOUS 6 PIECE ENSUITE with STEAM SHOWER providing a comfortable private retreat within your own home. The FULLY DEVELOPED BASEMENT features HEATED FLOORS, a LARGE MEDIA ROOM with built-in shelving, an EXERCISE/FLEX ROOM, 2 ADDITIONAL BEDROOMS, a full bathroom, and an OFFICE SPACE, offering endless possibilities for relaxation and productivity. Conveniently located with easy access to Crowchild and Glenmore Trail, as well as just a SHORT COMMUTE TO DOWNTOWN, this home truly has it all. DON'T MISS OUT ON THE OPPORTUNITY to make this exquisite property your own and experience the epitome of luxury living!**

Inclusions:
Property Listed By: **Built-in Coffee Machine**
CIR Realty

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











