



THE
A-TEAM

**RE/MAX
FIRST**

3216 14 Avenue, Calgary T3C 0X3

MLS®#: **A2112831**

Area: **Shaganappi**

Listing Date: **03/06/24**

List Price: **\$1,149,900**

Status: **Active**

County: **Calgary**

Change: **-\$49k, 26-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2019**
Lot Information
Lot Sz Ar: **3,120 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,013**
Low Sqft:
Ttl Sqft: **2,013**

DOM

74
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Cedar, Stucco**
Flooring: **Other**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Central Air Conditioner, Convection Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Gas Water Heater, Induction Cooktop, Microwave**
Int Feat: **Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Skylight(s), Steam Room, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Second	12`2" x 14`0"	Bedroom	Second	13`11" x 10`3"
Bedroom	Second	13`11" x 9`11"	6pc Ensuite bath	Second	17`7" x 7`11"
Dining Room	Main	13`2" x 15`2"	Kitchen	Main	18`1" x 12`8"
Living Room	Main	11`5" x 17`8"	Bedroom	Lower	15`6" x 11`3"
2pc Bathroom	Main	5`11" x 5`0"	5pc Bathroom	Second	6`10" x 8`11"
4pc Bathroom	Lower	8`3" x 5`0"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

1810455

Remarks

Pub Rmks: **Welcome to custom build home with over 2,800 SF of living space in Shaganappi area. Located close to downtown. 3 MINUTES WALK TO WESTBROOK LRT STATION and 8 minutes to Killarney Recreation Center. This house brightens your mood every time you walk through the doors. Main floor is an OPEN CONCEPT. Abundance of natural light from FLOOR TO CEILING WINDOWS. 10' CEILING ON THE MAIN FLOOR. Wide plank engineered hardwood floor, pot lights & SOUND SYSTEM throughout the house. Level 5 FLAT CEILING. Cozy up beside the GAS FIREPLACE on the main floor. Modern kitchen with plenty of cabinets. Quartz countertops and raised table to fit 5 people for a quick meal. Build in microwave and oven. Samsung s/s appliances. Wine fridge. Counter depth fridge. Beautiful GLASS RAILING leading to the upper floor. SKYLIGHTS that give you additional natural light. OFFICE SPACE on the second floor. The spacious master bedroom. Soak in the free-standing tub after a long day. Wash off work stress in the glass shower with BODY MASSAGE JETS. In the morning, enjoy getting ready with the HEATED ENSUITE FLOOR. 2 extra bedrooms with built-in closets, 4-piece washroom and laundry complete the top floor. Basement designed for entertainment. Wet bar with wine fridge & sink. Home theater wired for 5.1 surround sound. Beautiful BUILT IN WALL UNIT. Keep your feet warm on lush carpet HEATED FLOOR in the basement. Large 4th bedroom in the basement . Basement washroom with STEAM ROOM. .All windows and skylights are TRIPLE GLASSED. 9 ' ceilings in basement and second floor. VACUUM SYSTEM help you keep the house clean I. Fully insulated drywalled garage with shelves. The home is in the area for Western Canada Highschool. Incredible home!!! Look no more!!!**

Inclusions:
Property Listed By: **All window blinds.
URBAN-REALTY.ca**

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











