



THE
A-TEAM

**RE/MAX
FIRST**

606 27 Avenue, Calgary T2E 2A6

MLS® #: **A2113388**

Area: **Winston
Heights/Mountview
Calgary**

Listing Date: **03/10/24**
Change: **None**

List Price: **\$1,399,900**

Status: **Active**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1995**
Lot Information
Lot Sz Ar: **9,956 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,490**
Low Sqft:
Ttl Sqft: **2,490**

DOM

70
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **1 and Half Storey**

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat: **Many Trees,Underground Sprinklers,Rectangular Lot**
Park Feat: **Double Garage Attached,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Built-In Electric Range,Built-In Oven,Dishwasher,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**
Int Feat: **Primary Downstairs,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`0" x 12`0"
Dining Room	Main	11`0" x 11`0"
Bedroom	Second	14`0" x 12`0"
Bonus Room	Second	27`0" x 8`0"
5pc Bathroom	Second	0`0" x 0`0"

Room	Level	Dimensions
Eat in Kitchen	Main	19`0" x 12`0"
Bedroom - Primary	Main	17`0" x 12`0"
Bedroom	Second	13`0" x 12`4"
5pc Ensuite bath	Second	0`0" x 0`0"
2pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Title: **Fee Simple**
Legal Desc: **2885JK**

Zoning: **R-C2**

Remarks

Pub Rmks:	"" OPEN HOUSE: MONDAY, MAY 20, 1:00 - 4:00 PM "" Amazing professional family home on a 9950 sq ft lot (74.3 ft frontage). This is an amazing custom built home with loads of extra qualities, needing some updating but move in ready with amazing care and quality features. a main floor primary bedroom (17x14) with a 5 piece ensuite (including a bidet, soaker tub and separate sit in shower), two other very large teenager bedrooms up with their own jack and jill 5 piece bathroom. An amazing hideaway bonus room area. Main floor living room and formal dining area with vaulted ceilings. Updated heating system and lower level in floor heating. So many other custom features including a sub zero refrigerator, European appliances, corian counter tops, loads of custom kitchen cabinetry, updated roof (2012), eavestrough system, sauna in the basement. Heated over size double attached garage with loads of extra driveway parking space
Inclusions:	\$14000 storage shed
Property Listed By:	Royal LePage Solutions

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









