



THE
A-TEAM

**RE/MAX
FIRST**

2044 41 Avenue, Calgary T2M 2M1

MLS®#: **A2113440**

Area: **Altadore**

Listing Date: **03/08/24**

List Price: **\$1,375,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar: **3,000 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,025**

Low Sqft:

Ttl Sqft: **2,025**

DOM

72

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,Landscaped,Street Lighting,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Brick,Stucco

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer**

Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,See Remarks,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room

Bedroom

4pc Bathroom

Bedroom - Primary

Walk-In Closet

Living Room

Other

Level

Upper

Upper

Upper

Upper

Main

Main

Dimensions

10`10" x 10`4"

5`2" x 11`3"

11`6" x 15`5"

4`9" x 11`6"

14`0" x 17`1"

9`2" x 14`6"

Room

Walk-In Closet

Bedroom

5pc Ensuite bath

Laundry

Mud Room

Dining Room

Level

Upper

Upper

Upper

Upper

Main

Main

Dimensions

3`1" x 4`10"

10`2" x 12`11"

10`0" x 14`3"

7`1" x 5`10"

6`1" x 8`10"

9`6" x 14`9"

Kitchen	Main	9`4" x 13`4"	2pc Bathroom	Main	5`5" x 4`10"
Entrance	Main	5`7" x 3`11"	Bedroom	Basement	11`11" x 14`6"
Walk-In Closet	Basement	5`1" x 8`10"	Furnace/Utility Room	Basement	12`11" x 5`7"
4pc Bathroom	Basement	4`11" x 9`4"	Other	Basement	7`9" x 5`6"
Family Room	Basement	12`7" x 13`1"	Other	Basement	4`2" x 9`8"
Legal/Tax/Financial					

Title:	Zoning:	
Fee Simple	R-C2	
Legal Desc:	743AD	Remarks

Pub Rmks:	<p>** OPEN HOUSE: Friday May17th 1-4pm, Saturday May 18th 11-1pm ** Welcome to this stunning house built by Prominent builder Palatial Homes Inc, nestled in the desirable neighbourhood of Altadore. This property offers a perfect blend of contemporary design and functional living spaces. The main floor features 10 ft ceiling and an open concept floor plan with a bright dining area and gourmet kitchen boasting a full-size island, Fisher and Paykel Stainless Steel appliances, floor to ceiling cabinetry and Quartz countertops. The cozy living room includes a Gas fireplace and double patio doors with tons of natural light complemented by a Mud room with built-ins and 2 Piece bathroom. Upstairs, you'll find the luxurious primary suite with Vaulted ceilings, complete with a walk-in closet and spa-like ensuite bathroom featuring a soaker tub, dual Vanity, and walk-in shower with Rainfall showerhead. Additionally, a spacious laundry room, a 4 piece bathroom and 2 more large bedrooms, one with walk-in closet, complete the upstairs floor. The finished basement features 9' foot ceilings, a rec room with Wet bar and wine rack, the 4th bedroom, and a full bathroom, along with a Utility Room! This home is filled with fully upgraded finishes throughout including hardwood flooring, designer cabinetry, stone countertops, and upgraded appliances. A full width back deck and Double Car garage completes the exterior of this house! With Schools, parks, playgrounds and restaurants at walking distance, this house is a perfect opportunity for a family. Book you Showing today!</p>
Inclusions:	None
Property Listed By:	eXp Realty

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











