



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2805 14 Avenue, Calgary T3C 3W8**

MLS®#: **A2114337**

Area: **Shaganappi**

Listing Date: **03/13/24**

List Price: **\$1,229,000**

Status: **Active**

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: **3,099 sqft**  
Lot Shape: **114.8 x 27**

Finished Floor Area

Abv Sqft: **2,073**  
Low Sqft:  
Ttl Sqft: **2,073**

DOM

**67**  
Layout  
Beds: **5 (4 1 )**  
Baths: **4.0 (3 2)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

**Corner Lot,Level**

**Double Garage Detached,Garage Door Opener,Heated Garage,Insulated,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer: **Public Sewer**  
Ext Feat: **Private Entrance**

Construction: **Stone,Stucco**  
Flooring: **Carpet,Tile,Wood**  
Water Source: **Public**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Double Oven,Garage Control(s),Gas Stove,Microwave,Refrigerator,Washer/Dryer**  
Int Feat: **Breakfast Bar,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Vinyl Windows,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>
<b>Bedroom</b>	<b>Main</b>	<b>14`11" x 9`2"</b>	<b>Mud Room</b>	<b>Main</b>	<b>8`10" x 6`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`7" x 10`9"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`0" x 17`11"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>2`9" x 7`8"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>18`6" x 11`11"</b>

5pc Ensuite bath	Second	20`0" x 5`7"	Laundry	Second	9`0" x 6`10"
4pc Bathroom	Second	9`11" x 5`0"	Bedroom	Second	12`8" x 10`4"
Bedroom	Second	11`11" x 10`11"	Media Room	Basement	16`4" x 16`6"
Bedroom	Basement	10`0" x 11`0"	2pc Bathroom	Basement	3`4" x 7`6"
3pc Ensuite bath	Basement	9`4" x 4`10"	Furnace/Utility Room	Basement	9`4" x 9`4"
Entrance	Main	9`5" x 7`9"	Dining Room	Main	10`6" x 10`9"
Walk-In Closet	Second	12`7" x 7`8"			

Legal/Tax/Financial

Title:	Zoning:
<b>Fee Simple</b>	<b>R-C2</b>
Legal Desc:	<b>2211290</b>

Remarks

Pub Rmks:	<p><b>A RARE TREASURE IN SHAGANAPPI!</b> Constructed on a 27 ft wide corner lot, this extraordinary, detached residence boasts over 2850 total sq ft space of living, an ideal layout, build by Next New Home LTD and premium designed by Blumer Homes. Shaganappi offers the epitome of inner-city living, with all the conveniences of urban life at your fingertips. This brand-new dwelling is just moments away from Shaganappi Golf Course, Edworthy Park, the picturesque Douglas Fir Trail, and the extensive Bow River Pathway System, reachable with a quick 10-minute bike ride. You're conveniently located within walking distance of the LRT and multiple schools for every age group! Additionally, the diverse local shops and cozy cafes in Shaganappi and surrounding areas provide a delightful range of weekend activities and daily coffee meetups. This upgraded home showcases both elegance and functionality, featuring luxurious finishes throughout. This LUXURIOUSLY HOME is truly unique with a fantastic contemporary 2-storey, with a mix of 10 and 11 ft HIGH Ceilings on the main and second levels, along with expansive windows, make for bountiful natural light. Because the lot is 27 ft wide, rather than the common 25 ft, this home is two feet wider than most competitors. That makes a real difference, one you will feel the moment you walk in. MAIN FLOOR design features include a large proper foyer entry. Beautiful custom staircase. Modern customized kitchen with lots of cabinetry, quality quartz countertop, convention stove and double cooking build-in oven and microwave. Engineer flooring, modern lights feature. In the main floor there is a bright office (or extra bedroom). Excellent kitchen. Large and very bright elegant dining room and great room with a fireplace that encourage relaxation. And a surprisingly large MUD ROOM with a closet and bench opposite. There are brand new modern blinds already installed. Great nice deck 12.2 X 18.3 ft. where you can enjoy fresh air and barbecue. SECOND FLOOR features include: A truly exceptional and EXTRA BIG MUSTER SUITE with a beautiful GIANT walk-in closet and an ENSUITE you simply must see. Ensuite is with heated floor , over sized shower and bench, and free standing soaking tub, 2 good size windows that give natural light to the bathroom. Blinds are installed . Exceptional laundry room. Extra big linen closet. Kids bedrooms have 11 ft ceilings with view to a downtown. The fully developed basement has good size windows with: A fourth bedroom with a full ensuite and large closet. A large rec room with wet bar, big walking closets and a half bath. So, a total of five bathrooms! LARGE GARAGE 20 ft wild X 22 ft long can fit a Truck. This is double garage, and you have space in driveway to park too. The garage is heated, insulated, hard boarded, drywalled, and it's easy to install charger for electric cars. This home feels much larger than it actually is. There is a post and a wire securing the Enmax power in front of the house that can be removed.</p>
Inclusions:	<b>Blinds</b>
Property Listed By:	<b>eXp Realty</b>

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











