



THE
A-TEAM

**RE/MAX
FIRST**

2040 30 Avenue, Calgary T2T 1R2

MLS®#: **A2116509**

Area: **South Calgary**

Listing Date: **03/26/24**

List Price: **\$2,295,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **1,076 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,916**

Low Sqft:

Ttl Sqft: **3,916**

DOM

54

Layout

Beds: **4 (4)**

Baths: **5.5 (5 1)**

Style: **3 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Corner Lot,Street Lighting,Sloped Up
Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Boiler,In Floor,Forced Air,Hot Water,See
Remarks**
Sewer:
Ext Feat: **Balcony,Private Yard**

Construction: **Concrete,Wood Frame**
Flooring: **Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Warming Drawer,Washer**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Pantry,See Remarks,Soaking Tub,Walk-In Closet(s),Wired for Sound**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	18`0" x 13`0"
Spice Kitchen	Main	12`1" x 6`9"
Family Room	Main	18`6" x 13`0"
Other	Third	13`1" x 7`3"
Office	Main	14`3" x 10`0"
Mud Room	Basement	15`9" x 4`8"
Balcony	Upper	12`6" x 3`6"

Room	Level	Dimensions
Dining Room	Main	17`0" x 12`0"
Living Room	Main	17`0" x 11`0"
Foyer	Main	10`11" x 8`3"
Loft	Third	14`8" x 14`6"
Laundry	Upper	11`4" x 7`4"
Furnace/Utility Room	Basement	10`8" x 7`1"
Exercise Room	Basement	14`5" x 12`0"

Other	Basement	17`5" x 16`3"	Bedroom - Primary	Upper	16`1" x 12`4"
Bedroom	Upper	12`11" x 10`7"	Bedroom	Upper	14`0" x 12`8"
Bedroom	Third	13`6" x 12`11"	2pc Bathroom	Main	7`3" x 5`2"
3pc Ensuite bath	Basement	7`10" x 4`11"	3pc Ensuite bath	Upper	11`3" x 6`4"
4pc Ensuite bath	Upper	8`7" x 4`11"	6pc Ensuite bath	Upper	12`0" x 10`11"
3pc Bathroom	Third	13`1" x 6`9"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-C2**
Legal Desc: **1610999**

Remarks

Pub Rmks: **Nestled within the coveted community of Marda Loop, this exceptional property sets a new standard for luxury living. Step into a meticulously crafted four-level residence that offers an unparalleled array of features, inviting you on a journey of sophistication and comfort. As you enter, you're greeted by an expansive open floor plan where formal dining and living areas seamlessly blend, providing an ideal space for entertaining. Adjacent to this space, a Butler's Pantry adds convenience, while the office offers versatility as a remote work haven or a cozy retreat for book enthusiasts. Natural light floods the interior through large windows, casting a radiant glow in every corner. The centrepiece staircase, adorned with glass and gracefully floating across all levels, stands as a testament to architectural brilliance. At the heart of the home lies the family room and kitchen, where cherished moments with loved ones unfold effortlessly. The stunning kitchen, equipped with brand new appliances and a spacious island, beckons culinary excellence. A marble fireplace in the family room serves as a captivating focal point, enveloping the space in warmth and charm. Beyond the kitchen awaits a tiered backyard, ready for your gardening expertise, providing a tranquil retreat just steps from the main living areas. Venture to the upper levels to discover two lavish bedrooms, each boasting exquisite ensuites and walk-in closets adorned with custom cabinetry. The primary bedroom exudes opulence, featuring a double-sided fireplace into the ensuite, a standalone tub for ultimate relaxation, and a spacious walk-in shower. The fourth level offers a versatile loft space, complete with a wet bar ideal for game days with friends, and access to a rooftop patio boasting sweeping views—a perfect setting for al fresco dining under the sun's warm embrace. Additionally, it houses a fourth bedroom and accompanying bathroom, ideal for accommodating guests. Accessibility is paramount, with a ramp in the garage and an elevator providing seamless access to each level. The basement features a home gym and a flex room with an ensuite bath, offering even more versatility. Experience the epitome of modern living with the convenience of nearby amenities, including shopping, dining, and entertainment options. With its proximity to downtown, Blush Lane Market, and dog-friendly facilities, this property offers a lifestyle of unparalleled luxury and convenience. Don't miss the opportunity to make this architectural masterpiece your new home.**

Inclusions: **Coffee Maker, Bar Cooler, Wall Oven, Two Refrigerators, Sound System**
Property Listed By: **RE/MAX House of Real Estate**

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









