



THE
A-TEAM

**RE/MAX
FIRST**

1305 5 Street, Calgary T2W 7W2

MLS® #: **A2116876**

Area: **Renfrew**

Listing Date: **03/22/24**

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

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1982**

Lot Information

Lot Sz Ar: **5,995 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,883**
Low Sqft:
Ttl Sqft: **2,883**

DOM

58
Layout
Beds: **6 (4 2)**
Baths: **5.0 (5 0)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **488**

Access:

Lot Feat: **Corner Lot**
Park Feat: **Double Garage Detached, Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Standard, Natural Gas**
Sewer:
Ext Feat: **Barbecue, Garden**

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

Kitchen Appl: **Bar Fridge, Dishwasher, Electric Oven, Gas Stove, Microwave, Refrigerator, Washer/Dryer**
Int Feat: **Bar, Kitchen Island, Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	17`11" x 9`0"	Dining Room	Main	11`7" x 9`10"
Living Room	Main	25`3" x 15`10"	Family Room	Main	17`2" x 11`8"
Kitchen	Main	11`4" x 9`9"	Living/Dining Room Combination	Main	11`2" x 10`9"
Office	Main	9`9" x 6`8"	Laundry	Main	9`0" x 5`10"
Game Room	Basement	23`8" x 11`7"	Family Room	Basement	22`1" x 16`1"

Bedroom - Primary	Upper	14`4" x 13`5"	Bedroom	Upper	12`1" x 11`1"			
Bedroom	Upper	12`5" x 9`3"	Bedroom	Basement	11`9" x 9`5"			
Bedroom	Basement	18`9" x 12`5"	Bedroom	Main	12`0" x 8`11"			
3pc Bathroom	Main	9`0" x 7`8"	4pc Bathroom	Main	7`4" x 4`11"			
4pc Bathroom	Upper	11`1" x 7`1"	5pc Ensuite bath	Upper	11`1" x 11`5"			
5pc Bathroom	Basement	13`9" x 8`5"						
Legal/Tax/Financial								
Title:	Zoning:		Remarks					
Fee Simple	R-C2							
Legal Desc:	470P							
Pub Rmks:	Welcome to Renfrew and this stunning and well-constructed residence that invites you to indulge in over 4,000 square feet of finished living space. This expansive home offers 6 bedrooms and 5 full bathrooms to accommodate your every need. The heart of this home, the main kitchen, is a chef's dream, boasting a suite of upgraded features including a gas range, gas oven, electric oven, pot filler, built-in microwave and an abundance of storage and workspace, ideal for hosting large gatherings. The main living area is designed with an open-concept layout and seamlessly flows into a spacious flex space, currently serving as a den but easily adaptable into a grand dining area complete with a fireplace. Beyond the dining room, you'll discover a delightful 3-season room. This home is uniquely designed to accommodate multi-generational living arrangements, offering both comfort and independence to all occupants. Beyond the convenience of the centrally located laundry room, office space, and guest washroom, there lies a carefully crafted legal in-law or nanny suite, nestled on the main floor. This suite is not only a testament to thoughtful design but also serves as a practical solution for families looking to embrace a shared living experience while maintaining privacy and autonomy. Complete with its kitchen, bathroom, and living room, this self-contained unit provides a harmonious balance between togetherness and personal space. Whether it's aging parents, adult children, or live-in caregivers, this versatile living arrangement fosters a sense of closeness while offering the flexibility needed for modern lifestyles. Additionally, for homeowners seeking supplemental income, the legal suite presents a lucrative opportunity to rent out the space without compromising on comfort or functionality. With its seamless integration into the main floor plan, this multi-generational home redefines the notion of family living, catering to the diverse needs and preferences of today's households.The master bedroom is a sanctuary unto itself, featuring a walk-in closet, an oversized shower with a bench, a freestanding tub, double sinks, and a water closet. Upstairs, two generously sized bedrooms are complemented by a spacious 4-piece bathroom with ample storage. The lower level has been meticulously finished to offer 2 large bedrooms with 9-foot ceilings, with the primary bedroom boasting a walk-in closet. The lower bathroom includes double sinks and an oversized 6-foot soaker tub. An inviting recreation space with a fireplace leads to a sizable media room equipped with built-in surround sound and a wet bar featuring a bar fridge, creating an ideal space for entertaining and relaxation. The utility room has been skillfully finished and offers versatility as a workshop, art space, or craft room. For added convenience, this home features air conditioning, an oversized commercial on-demand water heater to fulfill all your water needs, along a 200-amp electrical panel.							
Inclusions:	NONE							
Property Listed By:	Century 21 Bravo Realty							

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











