



THE
A-TEAM

**RE/MAX
FIRST**

3111 5 Street, Calgary T2M 3E1

MLS®#: **A2117100**

Area: **Mount Pleasant**

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

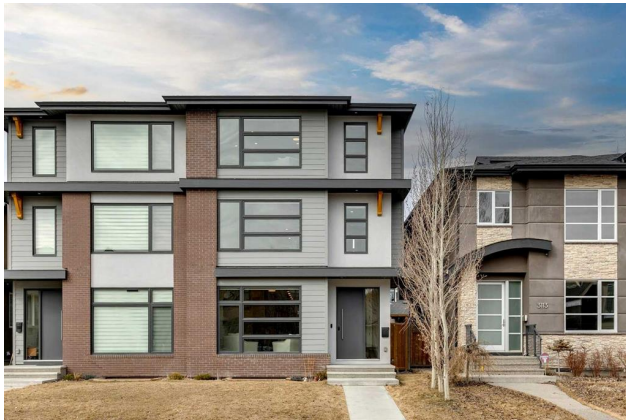
List Price: **\$1,199,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Calgary

Year Built:

2022

Lot Information

Lot Sz Ar:

3,000 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

2,980

Low Sqft:

Ttl Sqft:

2,980

DOM

58

Layout

Beds:

5 (4 1)

Baths:

4.5 (4 1)

Style:

3 Storey,Side by Side

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Low Maintenance Landscape,Landscaped
Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction:
Composite Siding,Stucco,Wood Frame
Flooring:
Carpet,Hardwood,Vinyl
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Bar Fridge,Built-In Refrigerator,Convection Oven,Dishwasher,Dryer,Garburator,Induction Cooktop,Microwave,Range Hood,Washer,Window Coverings**
Int Feat: **Bar,Breakfast Bar,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,Kitchen Island,No Smoking Home,Pantry,Quartz Counters,Smart Home,Vinyl Windows,Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	17`6" x 13`7"
Living Room	Main	13`8" x 13`0"
Mud Room	Main	11`0" x 5`10"
Laundry	Second	10`4" x 5`10"
Other	Basement	10`7" x 6`4"
Bedroom	Second	13`10" x 12`1"

Room	Level	Dimensions
Dining Room	Main	14`0" x 13`7"
Foyer	Main	7`2" x 7`0"
Family Room	Basement	18`9" x 17`0"
Bonus Room	Third	21`10" x 21`4"
Bedroom - Primary	Second	13`8" x 13`0"
Bedroom	Third	13`6" x 12`3"

Bedroom
2pc Bathroom
4pc Bathroom
6pc Ensuite bath

Third
Main
Second
Second

13`10" x 12`1"
5`9" x 5`0"
10`11" x 6`0"
14`7" x 8`10"

Bedroom
3pc Bathroom
4pc Bathroom

Lower
Lower
Third

14`6" x 12`0"
9`2" x 5`9"
9`4" x 8`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
RC-2

3955R

Remarks

Pub Rmks: **WOW!! It is an exceptional transitional home with a perfect blend of character and loaded with modern touches you'd expect. On one of Mount Pleasant's most beautiful, quiet, tree-lined streets, this immaculate 3-story boasts an impressive 2980 square feet AG, with a fully finished lower level. Fabulous floor plan with a formal dining area, large entertainer's kitchen and 12-foot island, three beautiful living rooms, a back mudroom, five spacious bedrooms with walk-in closets, 4.5 baths, upper wet laundry, and a unique dual master 2nd floor! The finishes include wide plank hardwood flooring, quartz counters, dual-tone cabinets, high-end stainless steel appliances with a built-in 48" fridge, Induction cooktop, designer lighting and plumbing fixtures, and built-in custom closet organizers. The fully developed lower level includes a wet bar, theatre room, full bath, and bedroom. Exceptional workmanship throughout. Enjoy the sunny west backyard, accessible through patio doors off the main floor, fully landscaped composite decking, pergola, and outdoor living space. One of the area's finest locations. Close proximity to 4th Street dining and shops, schooling, seconds to Confederation Park and one of Calgary's best ODRs!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Central)**

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



