



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**388 HENDON Drive, Calgary T2K 1Z7**

MLS®#: **A2117913**

Area: **Highwood**

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

List Price: **\$1,070,000**

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: **5,945 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,829**

Low Sqft:

Ttl Sqft: **1,829**

DOM

**54**

Layout

Beds: **5 (3 2 )**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Lawn,Landscaped**

Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air**

Sewer:  
Ext Feat: **Balcony,Private Entrance,Private Yard**

Construction: **Brick,Concrete,Stucco,Wood Frame**

Flooring: **Carpet,Hardwood,Tile**

Water Source:

Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood**  
Int Feat: **Built-in Features,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Storage,Vaulted Ceiling(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>13`11" x 12`3"</b>	<b>Kitchen</b>	<b>Main</b>	<b>14`0" x 14`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`10" x 10`7"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`11" x 11`6"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>10`7" x 4`7"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`3" x 12`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`2" x 12`7"</b>	<b>Laundry</b>	<b>Upper</b>	<b>10`7" x 5`5"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`10" x 12`1"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>9`9" x 12`1"</b>

Kitchen  
Laundry  
4pc Bathroom  
4pc Bathroom

Basement  
Basement  
Upper  
Basement

10`7" x 11`4"  
3`0" x 3`0"

Living Room  
2pc Bathroom  
5pc Ensuite bath

Basement  
Main  
Upper

12`8" x 15`4"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**3588 GY**

Remarks

Pub Rmks:

Coming soon to HIGHWOOD! 2,560+ sq ft DETACHED INFILL ON A CORNER LOT w/ SOUTH EXPOSURE, an incredible LEGAL 2-BED BASEMENT SUITE (subject to permits & approval by the city), & UPGRADED PRIMARY SUITE w/ PRIVATE BALCONCY & 2-WAY FIREPLACE! Highwood offers your family a mature, quiet community w/ lots of parks, green spaces, & outdoor recreation options. Nestled between Nose Hill Park & Confederation Park means summer & winter activities are endless, while still being able to enjoy quick & easy access to shopping & amenities along 4th or 14th St! You're w/in walking distance to Highwood School, Foundations for the Future Charter School, & Colonel Irvine School, w/ quick access to Deerfoot Trail off McKnight Blvd for travelling around the city. Back at home, this thoughtful floor plan cannot be beat. It starts w/ a large front foyer that offers a grand welcome w/ a bench & views into the front dining room & the open-concept main floor, featuring engineered oak hardwood floors & a 10-ft painted ceiling. The dining room is both spacious & bright, w/ two walls of windows pouring light into the space. Ceiling-height cabinetry lines the walls of the spectacular kitchen w/ tons of upper & lower cabinetry, plus a dedicated walk-through pantry for all the storage you could need. Quartz counters sit alongside a full-height tile backsplash, & a long island sits in the centre w/ bar seating & lots of counter space. The space is complete w/ a SS appliance package w/ a French door refrigerator, a gas cooktop, a built-in wall oven/microwave, & dishwasher. A large rear living room overlooks the backyard & centres on an inset gas fireplace w/ full-height tile surround, perfect for family time. The main floor is rounded out w/ a tiled rear mudroom w/ a bench & a closet closet, & a 2-pc powder room w/ designer lighting & modern vanity. Upstairs, there are two secondary bedrooms w/ large windows & built-in closets, a main 4-pc bath w/ large vanity & tub/shower combo w/ tile surround, & a full laundry room w/ sink & tile floors. The grande primary suite will take your breath away, starting w/ a high vaulted ceiling and large windows overlooking the private balcony, perfect for evening drinks or morning coffee. There's a two-way see-through fireplace that's shared w/ the luxurious ensuite, where you can enjoy the view from the freestanding soaker tub! There's also a modern dual vanity, walk-in shower w/ full tile surround, private water closet, & a walk-in closet. The LEGAL 2-BED SUITE (subject to final approval by the city) is just as modern as the rest of the home! A secure, private entrance leads you into the suite, which features luxury vinyl plank flooring, 9-ft ceilings, separate laundry, two large bedrooms w/ closets, & a 4-pc bath w/ dual vanity. The living room is long & spacious, w/ direct access to the kitchen/dining area, complete w/ lots of upper & lower cabinetry, quartz countertops, & an electric range w/ microwave. Don't wait - customize your dream home today!

Inclusions:  
Property Listed By:

N/A  
RE/MAX House of Real Estate

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

